



STATEMENT OF INFORMATION

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HOUSE Offered for Sale

22 Beacon Drive Langwarrin VIC 3910

3 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$595,000 & \$640,000

Median Sale Price

\$615,000 Houses in Langwarrin between Aug 2017 - Jul 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



38 Leonard Drive Langwarrin VIC 3910

3 2 2

Sold Price **\$625,000** Sold Date **01-Mar-18**

Distance **0.35km**



6 Sandra Court Langwarrin VIC 3910

3 2 1

Sold Price **\$616,000** Sold Date **08-Feb-18**

Distance **0.43km**



38 Jarman Drive Langwarrin VIC 3910

3 2 1

Sold Price **\$635,750** Sold Date **22-Jun-18**

Distance **0.5km**

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