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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

14 Lexton Drive Langwarrin VIC 3910

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$605,000

## Median Sale Price




\$630,000 Houses in Langwarrin between 01 Apr 2018 - 31 Mar 2019

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.






<b>40 Stevens Road Langwarrin VIC 3910</b>	Sold Price	<b>\$594,500</b>	Sold Date	<b>07-Feb-19</b>
 3  2  2			Distance	<b>0.07km</b>



<b>9 Oxley Court Langwarrin VIC 3910</b>	Sold Price	<b>\$622,000</b>	Sold Date	<b>15-Nov-18</b>
 3  2  2			Distance	<b>0.13km</b>



<b>13 Birgita Court Langwarrin VIC 3910</b>	Sold Price	<sup>RS</sup> <b>\$600,000</b>	Sold Date	<b>19-Mar-19</b>
 3  2  2			Distance	<b>0.26km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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