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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

86 Northgateway Langwarrin VIC 3910

 2  1  1

## Indicative Selling Price

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

Range between \$475,000 & \$515,000

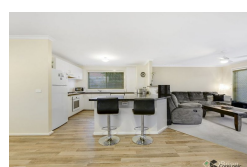
## Median Sale Price




\$635,000 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>26 Panoramic Drive Langwarrin VIC 3910</b>	<b>Sold Price</b>	<b>\$526,000</b>	<b>Sold Date</b>	<b>18-Sep-18</b>
 1  1  1			<b>Distance</b>	<b>0.19km</b>



<b>36 Jarman Drive Langwarrin VIC 3910</b>	<b>Sold Price</b>	<b>\$500,000</b>	<b>Sold Date</b>	<b>21-Nov-17</b>
 3  1  -			<b>Distance</b>	<b>0.36km</b>



<b>6 Noel Road Langwarrin VIC 3910</b>	<b>Sold Price</b>	<b>\$480,000</b>	<b>Sold Date</b>	<b>27-Nov-17</b>
 2  2  2			<b>Distance</b>	<b>0.38km</b>

RS = Recent sale

UN = Undisclosed Sale

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