



STATEMENT OF INFORMATION

Prepared on 23 Jul 2018

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HOUSE Offered for Sale

43 Cedar Street Langwarrin VIC 3910

4 2 1

Indicative Selling Price

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

Range between \$650,000 & \$700,000

Median Sale Price

\$615,000 Houses in Langwarrin between Jul 2017 - Jun 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.



20 Alcon Court Langwarrin VIC 3910

4 2 2

Sold Price **\$670,000** Sold Date **05-Jun-18**

Distance **0.37km**



3 Tomasina Court Langwarrin VIC 3910

4 2 1

Sold Price **\$655,000** Sold Date **12-Feb-18**

Distance **0.72km**



36 Malcolm Road Langwarrin VIC 3910

3 2 2

Sold Price **\$675,500** Sold Date **10-Apr-18**

Distance **0.86km**

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