



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Oxley Court Langwarrin VIC 3910

3 2 2

Indicative Selling Price

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

Range between \$595,000 & \$650,000

Median Sale Price

\$635,000 Houses in Langwarrin between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



27 Gum Nut Drive Langwarrin VIC 3910

3 2 2

Sold Price **\$635,000**

Sold Date **22-Apr-18**

Distance **0.67km**



14 Anthony Street Langwarrin VIC 3910

3 2 1

Sold Price **\$641,000**

Sold Date **19-Jul-18**

Distance **0.83km**

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