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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

28 Pindara Boulevard 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 \$775,000 & \$815,000













## Median Sale Price

\$621,500 Houses in Langwarrin between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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>68 Pindara Boulevard Langwarrin VIC 3910</b>  4  2  2	Sold Price	<b>\$835,000</b>	Sold Date	<b>21-Oct-18</b>
				Distance	<b>0.41km</b>
	<b>23 Julie Court Langwarrin VIC 3910</b>  4  2  2	Sold Price	<b>\$817,000</b>	Sold Date	<b>15-Jan-19</b>
				Distance	<b>1.3km</b>
	<b>1 Serenity Drive Langwarrin VIC 3910</b>  4  2  2	Sold Price <sup>RS</sup>	<b>\$780,000</b>	Sold Date	<b>13-May-19</b>
				Distance	<b>1.44km</b>

RS = Recent sale      UN = Undisclosed Sale

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