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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/26 Warrenwood Place 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 \$430,000 & \$465,000













## Median Sale Price

\$455,000 Units in Langwarrin between 01 Mar 2018 - 28 Feb 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>46A Kuranda Street Langwarrin VIC 3910</b>		<sup>RS</sup> <b>\$450,000</b>	<b>Sold Date</b>	<b>22-Mar-19</b>
	 2  1  1			<b>Distance</b>	<b>0.57km</b>
	<b>5/196 North Road Langwarrin VIC 3910</b>		<b>Sold Price</b>	<b>\$450,000</b>	<b>Sold Date</b> <b>20-Oct-18</b>
	 2  1  1			<b>Distance</b>	<b>0.73km</b>
	<b>1/85 Warrandyte Road Langwarrin VIC 3910</b>		<b>Sold Price</b>	<b>\$448,000</b>	<b>Sold Date</b> <b>06-Aug-18</b>
	 2  1  1			<b>Distance</b>	<b>0.92km</b>

**RS** = Recent sale

**UN** = Undisclosed Sale

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