



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**4/145 Union Road,  
LANGWARRIN 3910**

Unit  
2 beds 2 baths 1 parking

### Indicative selling price

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

**Range \$405,000 - \$438,000**

### Median sale price

Median **Unit** for **LANGWARRIN** for period **Jan 2019 - Jun 2019**

Sourced from **Pricefinder**.

**\$425,000**

### Ray White Langwarrin

Shop 5b, 230 Frankston -  
Cranbourne Rd,  
Langwarrin VIC 3910

### Contact agents



**Austin Phillips**  
Ray White

0402 278 003  
[austin.phillips@raywhite.com](mailto:austin.phillips@raywhite.com)

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>168A North Road,</b> Langwarrin 3910	Price <b>\$430,000</b> Sold 22 June 2019
<b>48A Kuranda Street,</b> Langwarrin 3910	Price <b>\$440,000</b> Sold 28 June 2019
<b>8/281 Cranbourne-Frankston Road,</b> Langwarrin 3910	Price <b>\$447,500</b> Sold 17 May 2019

This Statement of Information was prepared on 14th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

