

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Sunny Vale Drive Langwarrin VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$885,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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.

Address of comparable property

Price

Date of sale

4 Park Valley Crescent Langwarrin VIC 3910	\$924,200	14-Dec-20
3 Yvonne Court Langwarrin VIC 3910	\$992,000	25-Mar-21
13 Bush Court Langwarrin VIC 3910	\$910,000	11-Mar-21

OR

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

This Statement of Information was prepared on: 12 April 2021


4 Park Valley Crescent Langwarrin VIC 3910

Sold Price

\$924,200

 Sold Date **14-Dec-20**
 4
  2
  4

 Distance **0.23km**

3 Yvonne Court Langwarrin VIC 3910

Sold Price

^{RS} **\$992,000**

 Sold Date **25-Mar-21**
 4
  2
  2

 Distance **0.36km**

13 Bush Court Langwarrin VIC 3910

Sold Price

^{RS} **\$910,000**

 Sold Date **11-Mar-21**
 4
  2
  2

 Distance **1.18km**
RS = Recent sale

UN = Undisclosed Sale

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