

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

18 Sunny Vale Drive, Langwarrin VIC 3910
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Indicative selling price

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

or range between

\$730,000

 &

\$800,000

Median sale price

Median price

\$540,443

*House

X

Suburb

Langwarrin

Period - From

Aug 2016

to

Jul 2017

Source

CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 1 Emerald Court, Langwarrin VIC 3910	\$780,000	09/05/2017
2 12 Huntingtower Crescent, Langwarrin VIC 3910	\$740,000	28/02/2017
3 34 Sunny Vale Drive, Langwarrin VIC 3910	\$795,000	08/03/2017