

# 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

4/60 Sunny Vale Drive, Langwarrin Vic 3910

### Indicative selling price

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

Range between

\$440,000

&

\$484,000

### Median sale price

Median price

\$453,500

Property Type

Unit

Suburb

Langwarrin

Period - From

16/02/2019

to

15/02/2020

Source

REIV

### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

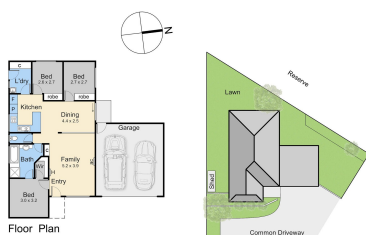
	Address of comparable property	Price	Date of sale
1	4/291 Cranbourne Frankston Rd LANGWARRIN 3910	\$480,000	11/11/2019
2	8/8 Norwarran Way LANGWARRIN 3910	\$467,000	22/11/2019
3	16/95 Warrandyte Rd LANGWARRIN 3910	\$460,000	22/01/2020

**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 six months.~~

This Statement of Information was prepared on:

16/02/2020 10:47



**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**

\$440,000 - \$484,000

**Median Unit Price**

16/02/2019 - 15/02/2020: \$453,500

4/60 Sunnyvale Drive, Langwarrin

This diagram is for illustrative purposes only and is not intended to be a contract. For further information, please contact your agent. Photographs are provided for information only and are not intended to be a contract. Photographs are provided for information only and are not intended to be a contract. Photographs are provided for information only and are not intended to be a contract.

## Comparable Properties



**4/291 Cranbourne Frankston Rd  
LANGWARRIN 3910 (REI/VG)**

**Agent Comments**



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 11/11/2019  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 318 sqm approx



**8/8 Norwarran Way LANGWARRIN 3910  
(REI/VG)**

**Agent Comments**



**Price:** \$467,000  
**Method:** Private Sale  
**Date:** 22/11/2019  
**Property Type:** Unit



**16/95 Warrandyte Rd LANGWARRIN 3910 (REI)** **Agent Comments**



**Price:** \$460,000  
**Method:** Private Sale  
**Date:** 22/01/2020  
**Property Type:** Unit  
**Land Size:** 391 sqm approx