

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

49 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2022

to

31 Dec 2022

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

127 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$595,000	11-Aug-22
5 WARRINDALE CLOSE LANGWARRIN VIC 3910	\$630,000	12-Jan-23
28B ELM GROVE LANGWARRIN VIC 3910	\$635,000	25-Nov-22

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: 25 January 2023


**127 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

3 2 2

 Sold Price **\$595,000** Sold Date **11-Aug-22**

 Distance **1.81km**

**5 WARRINDALE CLOSE
LANGWARRIN VIC 3910**

3 1 1

 Sold Price ^{RS} **\$630,000** Sold Date **12-Jan-23**

 Distance **1.67km**

**28B ELM GROVE LANGWARRIN
VIC 3910**

3 1 1

 Sold Price **\$635,000** Sold Date **25-Nov-22**

 Distance **2.8km**
RS = Recent sale **UN** = Undisclosed Sale

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