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

59 SUNNY VALE DRIVE LANGWARRIN VIC 3910

Indicative selling price

Period-from

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

Single Price		or rang betwee	✓ \	&	\$720,000					
Median sale price (*Delete house or unit as applicable)										
				. [
Median Price	\$840,000	Property type	House	Suburb	Langwarrin					

31 Mar 2024

Source

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

01 Apr 2023

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.

to

Address of comparable property	Price	Date of sale	
5A LARCH STREET LANGWARRIN VIC 3910	\$720,000	13-Feb-24	
4 WARRINDALE CLOSE LANGWARRIN VIC 3910	\$716,000	04-Mar-24	
4 HARLAW COURT LANGWARRIN VIC 3910	\$702,500	28-Feb-24	

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: 08 April 2024



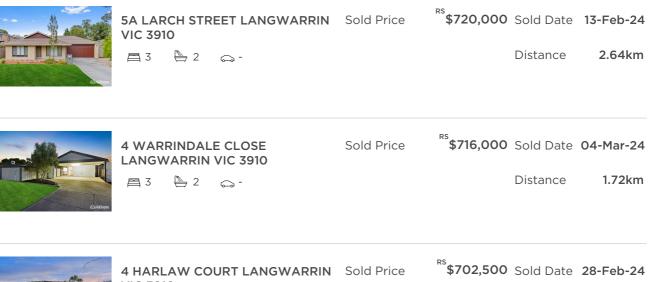
Corelogic

consumer.vic.gov.au

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0	4 HARLAW COURT LANGWARRIN VIC 3910			LANGWARRIN	Sold Price	ິ`\$702,500	Sold Date	28-Feb-24
	่ ☐ 3	2	G 1				Distance	0.75km

RS = Recent sale UN = Undisclosed Sale

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