

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

5/60 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2020

to

31 Jan 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

| | | |
|--|-----------|-----------|
| 26/15 Peninsula Crescent Langwarrin VIC 3910 | \$508,750 | 21-Oct-20 |
| 6/3 Pellita Way Langwarrin VIC 3910 | \$487,500 | 06-Nov-20 |
| 2/27-29 Wahgunyah Crescent Langwarrin VIC 3910 | \$499,000 | 14-Oct-20 |

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: 16 February 2021



**26/15 Peninsula Crescent
Langwarrin VIC 3910**

 3  1  1

Sold Price **\$508,750** Sold Date **21-Oct-20**

Distance **1.17km**



**6/3 Pellita Way Langwarrin VIC
3910**

 3  1  2

Sold Price **\$487,500** Sold Date **06-Nov-20**

Distance **1.18km**



**2/27-29 Wahgunyah Crescent
Langwarrin VIC 3910**

 3  1  1

Sold Price **\$499,000** Sold Date **14-Oct-20**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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