

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 4/51 Sunny Vale Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Langwarrin

Period - From 01/10/2024 to 31/12/2024 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	1/12 Daniel Dr LANGWARRIN 3910	\$539,000	13/02/2025
2	3/16 Daniel Dr LANGWARRIN 3910	\$560,000	29/01/2025
3	36/15 Peninsula Cr LANGWARRIN 3910	\$545,000	01/11/2024

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: 31/03/2025 12:14

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Indicative Selling Price

\$525,000 - \$575,000

Median Unit Price

December quarter 2024: \$610,000



Property Type:

Agent Comments

Comparable Properties



1/12 Daniel Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$539,000

Method: Private Sale

Date: 13/02/2025

Property Type: Unit

Land Size: 187 sqm approx



3/16 Daniel Dr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 29/01/2025

Property Type: Unit

Land Size: 184 sqm approx



36/15 Peninsula Cr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 01/11/2024

Property Type: Unit

Land Size: 261 sqm approx

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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