

# 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

15a Gum Hill 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 \$1,225,000

&

\$1,300,000

### Median sale price

Median price \$390,000

Property Type Vacant land

Suburb Langwarrin

Period - From 31/08/2020

to

30/08/2021

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 | 20 Sunnybank Rd LANGWARRIN 3910 | \$1,275,000 | 12/07/2021   |
| 2 |                                 |             |              |
| 3 |                                 |             |              |

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:

31/08/2021 16:29

15a Gum Hill Drive, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

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**Indicative Selling Price**

\$1,225,000 - \$1,300,000

**Median Land Price**

31/08/2020 - 30/08/2021: \$390,000



**Property Type:**

Agent Comments

## Comparable Properties

**20 Sunnybank Rd LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$1,275,000

**Method:** Sale

**Date:** 12/07/2021

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 14690 sqm approx

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.

**Account** - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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