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

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

CONSUMER AFFAIRS VICTORIA

Stockdale & Leggo

Darren Eichenberger
9775 7500
0419 874279
darren1@stockdaleleggo.com.au
Indicative Selling Price
$1,225,000 - $1,300,000
Median Land Price
31/08/2020 - 30/08/2021: $390,000

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Property Type:

Agent Comments

Comparable Properties

20 Sunnybank Rd LANGWARRIN 3910 (VG)

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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