

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

Leggo Street, Sailors Gully Vic 3556

Indicative selling price

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

Range between

\$375,000

&

\$395,000

Median sale price*

Median price

\$235,000

Property Type

Vacant land

Suburb

Sailors Gully

Period - From

15/08/2021

to

15/08/2022

Source

PDOL

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

~~A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	80 Carolyn Way MAIDEN GULLY 3551	\$379,000	20/05/2022
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

This Statement of Information was prepared on:

15/08/2022 11:17



Property Type: Land (GRZ)
Land Size: Approx. 7183 sqm
approx

Agent Comments

CA 210K Leggo Street, Sailors Gully Vic 3556

Indicative Selling Price

\$375,000 - \$395,000

Median Vacant Land Price *

15/08/2021 - 15/08/2022: \$235,000

* Agent calculated median

Comparable Properties

80 Carolyn Way MAIDEN GULLY 3551 (VG)

Agent Comments



Price: \$379,000

Method: Sale

Date: 20/05/2022

Property Type: Land

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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