

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 \$1,300,000

&

\$1,430,000

Median sale price

Median price \$976,800

Property Type Vacant land

Suburb Langwarrin

Period - From 15/06/2021

to

14/06/2022

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	46 Bergman Rd LANGWARRIN 3910	\$1,430,000	14/05/2022
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:

15/06/2022 16:11

15A Gum Hill Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Land Price

15/06/2021 - 14/06/2022: \$976,800



Property Type: Land

Land Size: 14800 sqm approx

Agent Comments

Comparable Properties



46 Bergman Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$1,430,000

Method: Auction Sale

Date: 14/05/2022

Property Type: Land

Land Size: 15378 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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