

# 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

6/428 McClelland 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 \$695,000 & \$730,000

### Median sale price

Median price \$561,500 Property Type Townhouse Suburb Langwarrin

Period - From 01/11/2020 to 31/10/2021 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	6/16 Pepperbush Cr, Langwarrin, Vic 3910, Australia	\$794,500	21/08/2021
2	28a Elm Gr LANGWARRIN 3910	\$700,000	21/06/2021
3	1/428 McClelland Dr LANGWARRIN 3910	\$695,000	19/09/2021

**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:

01/11/2021 16:59

6/428 McClelland Drive, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

**Indicative Selling Price**

\$695,000 - \$730,000

**Median Townhouse Price**

01/11/2020 - 31/10/2021: \$561,500



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

## Comparable Properties

6/16 Pepperbush Cr, Langwarrin, Vic 3910,  
Australia (REI)

Agent Comments

3 2 2

**Price:** \$794,500

**Method:**

**Date:** 21/08/2021

**Property Type:** Townhouse (Single)



28a Elm Gr LANGWARRIN 3910 (VG)

Agent Comments

3 - -

**Price:** \$700,000

**Method:** Sale

**Date:** 21/06/2021

**Property Type:** House (Res)

**Land Size:** 448 sqm approx



1/428 McClelland Dr LANGWARRIN 3910 (VG)

Agent Comments

3 - -

**Price:** \$695,000

**Method:** Sale

**Date:** 19/09/2021

**Property Type:** Flat/Unit/Apartment (Res)

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



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