



# STATEMENT OF INFORMATION

19 CHAMBERLAIN DRIVE, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 CHAMBERLAIN DRIVE, LEONGATHA,**

4 2 1

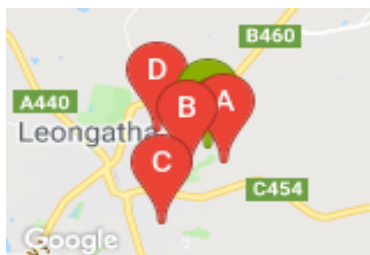
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$395,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

## MEDIAN SALE PRICE



**LEONGATHA, VIC, 3953**

Suburb Median Sale Price (House)

**\$330,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**50 CHAMBERLAIN DR, LEONGATHA, VIC**

4 2 3

Sale Price

**\$400,000**

Sale Date: 15/12/2017

Distance from Property: 296m



**37 CALLAWAY CRES, LEONGATHA, VIC**

4 2 2

Sale Price

**\$368,000**

Sale Date: 07/12/2017

Distance from Property: 401m



**10 SILVERBACK PL, LEONGATHA, VIC**

4 2 2

Sale Price

**\*\$380,000**

Sale Date: 16/04/2018

Distance from Property: 1.3km



This report has been compiled on 10/07/2018 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**15 CLINTON CRT, LEONGATHA, VIC 3953**

 **4**  **2**  **2**

Sale Price

**\$395,000**

Sale Date: 20/12/2017

Distance from Property: 700m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Property offered for

Address  
Including suburb and

19 CHAMBERLAIN DRIVE, LEONGATHA, VIC 3953

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$395,000

Median sale price

Median price

\$330,000

House

X

Unit


Suburb

LEONGATHA

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable	Price	Date of sale
50 CHAMBERLAIN DR, LEONGATHA, VIC 3953	\$400,000	15/12/2017
37 CALLAWAY CRES, LEONGATHA, VIC 3953	\$368,000	07/12/2017
10 SILVERBACK PL, LEONGATHA, VIC 3953	*\$380,000	16/04/2018
15 CLINTON CRT, LEONGATHA, VIC 3953	\$395,000	20/12/2017