

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 17 Eden Crescent, LEONGATHA 3953

### Indicative selling price

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

**Range \$330,000 - \$349,000**

### Median sale price

Median **House** for **LEONGATHA** for period **Feb 2019 - Feb 2019**

Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$376,000**

### 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 the most comparable to the property for sale.

**4 Chamberlain Drive,**  
Leongatha 3953

**Price \$347,500** Sold 24  
December 2018

**9 Callaway Crescent,**  
Leongatha 3953

**Price \$346,000** Sold 12  
December 2018

**36 Young Street,**  
Leongatha 3953

**Price \$351,000** Sold 13  
November 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).

House

3 beds

2 baths

1 parking

### Stockdale & Leggo Leongatha

15 Bair Street,  
Leongatha VIC 3953

### Contact agents

 **Jason Harris**  
Stockdale & Leggo

03 5662 5800  
0417 640 079  
[jharris@stockdaleleggo.com.au](mailto:jharris@stockdaleleggo.com.au)

**Stockdale  
& Leggo**