



# STATEMENT OF INFORMATION

LEONGATHA, VIC 3953

PREPARED BY ANDREW NEWTON, ALEX SCOTT LEONGATHA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### LEONGATHA, VIC 3953

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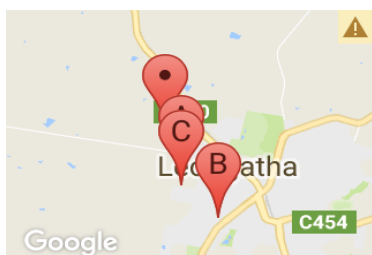
#### Indicative Selling Price

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

Single Price: **\$460,000**

Provided by: Andrew Newton, Alex Scott Leongatha

## MEDIAN SALE PRICE



#### Suburb Median Sale Price (House)

**\$330,000**

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



### 12 BURROWS WAY, LEONGATHA, VIC 3953

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#### Sale Price

**\$450,000**

Sale Date: 20/07/2017

Distance from Property: 613m



### 7 CONWAY ST, LEONGATHA, VIC 3953

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#### Sale Price

**\$470,000**

Sale Date: 18/09/2017

Distance from Property: 1.4km



### 21 HIGG ST, LEONGATHA, VIC 3953

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#### Sale Price

**\*\$495,000**

Sale Date: 15/05/2018

Distance from Property: 807m



This report has been compiled on 18/06/2018 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

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:

\$460,000

Median sale price

Median price

\$330,000

House

Unit


Suburb

LEONGATHA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
12 BURROWS WAY, LEONGATHA, VIC 3953	\$450,000	20/07/2017
7 CONWAY ST, LEONGATHA, VIC 3953	\$470,000	18/09/2017
21 HIGG ST, LEONGATHA, VIC 3953	*\$495,000	15/05/2018