



STATEMENT OF INFORMATION

4 BENT STREET, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 BENT STREET, LEONGATHA, VIC 3953

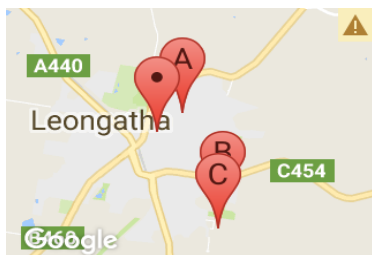
4 bedrooms, 1 bathroom, 1 car space

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$449,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$325,000

01 January 2017 to 31 December 2017

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.



15 CLINTON CRT, LEONGATHA, VIC 3953

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$395,000**

Sale Date: 20/12/2017

Distance from Property: 425m



5 LOUISE SIMON CRT, LEONGATHA, VIC 3953

4 bedrooms, 3 bathrooms, 8 car spaces

Sale Price

***\$663,000**

Sale Date: 18/11/2017

Distance from Property: 1.4km



81 PARR ST, LEONGATHA, VIC 3953

4 bedrooms, 2 bathrooms, 2 car spaces

Sale Price

***\$435,000**

Sale Date: 04/11/2017

Distance from Property: 1.6km



This report has been compiled on 09/02/2018 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 BENT STREET, LEONGATHA, VIC 3953

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$449,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

LEONGATHA

Period

01 January 2017 to 31 December 2017

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 property	Price	Date of sale
15 CLINTON CRT, LEONGATHA, VIC 3953	*\$395,000	20/12/2017
5 LOUISE SIMON CRT, LEONGATHA, VIC 3953	*\$663,000	18/11/2017
81 PARR ST, LEONGATHA, VIC 3953	*\$435,000	04/11/2017