

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**19 ECCLES WAY, LEONGATHA, VIC 3953**

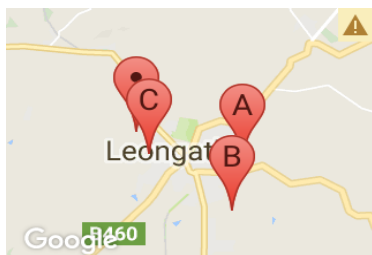
4 bedrooms 2 bathrooms 2 cars

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$495,000**

Provided by: Andrew Newton, Alex Scott Leongatha

MEDIAN SALE PRICE

**LEONGATHA, VIC, 3953**

Suburb Median Sale Price (House)

\$322,500

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.

**56 CHAMBERLAIN DR, LEONGATHA, VIC 3953**

4 bedrooms 2 bathrooms 2 cars

Sale Price

\$535,000

Sale Date: 03/08/2017

Distance from Property: 2.9km

**17 ELEANOR CRT, LEONGATHA, VIC 3953**

4 bedrooms 2 bathrooms 2 cars

Sale Price

\$535,000

Sale Date: 30/03/2017

Distance from Property: 3.3km

**15 HIGG ST, LEONGATHA, VIC 3953**

3 bedrooms 2 bathrooms 3 cars

Sale Price

\$472,000

Sale Date: 29/03/2017

Distance from Property: 704m



This report has been compiled on 20/02/2018 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

19 ECCLES WAY, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$495,000

Median sale price

Median price

\$322,500

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
56 CHAMBERLAIN DR, LEONGATHA, VIC 3953	\$535,000	03/08/2017
17 ELEANOR CRT, LEONGATHA, VIC 3953	\$535,000	30/03/2017
15 HIGG ST, LEONGATHA, VIC 3953	\$472,000	29/03/2017