



STATEMENT OF INFORMATION

13 RITCHIE STREET, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 RITCHIE STREET, LEONGATHA, VIC

4 2 3

Indicative Selling Price

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

Single Price: \$349,000

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$315,000

01 October 2016 to 30 September 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.



14 WATT ST, LEONGATHA, VIC 3953

4 2 1

Sale Price

Price Withheld

Sale Date: 27/07/2017

Distance from Property: 470m



4 TREASE ST, LEONGATHA, VIC 3953

4 1 2

Sale Price

***\$315,000**

Sale Date: 07/06/2017

Distance from Property: 829m



4 WARRALONG CRT, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$375,000

Sale Date: 29/05/2017

Distance from Property: 1.2km



This report has been compiled on 03/10/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - 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

13 RITCHIE STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$349,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

LEONGATHA

Period

01 October 2016 to 30 September 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
14 WATT ST, LEONGATHA, VIC 3953	Price Withheld	27/07/2017
4 TREASE ST, LEONGATHA, VIC 3953	*\$315,000	07/06/2017
4 WARRALONG CRT, LEONGATHA, VIC 3953	\$375,000	29/05/2017