

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**26 HIGG STREET, LEONGATHA, VIC 3953**

4



2



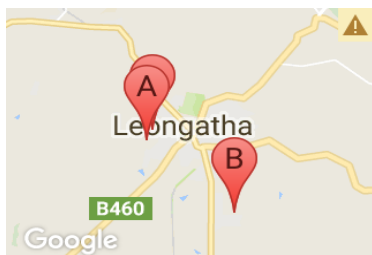
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price:****\$560,000**

Provided by: Andrew Newton, 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.

**86 GIBSON ST, LEONGATHA, VIC 3953**

4



2



2

Sale Price**\$545,000**

Sale Date: 31/03/2017

Distance from Property: 323m

**13 WORTHY ST, LEONGATHA, VIC 3953**

5



2



2

Sale Price***\$565,000**

Sale Date: 12/05/2017

Distance from Property: 520m

**2 TARWIN RIDGE BVD, LEONGATHA, VIC 3953**

4



2



2

Sale Price**\$570,000**

Sale Date: 30/06/2017

Distance from Property: 3.2km



This report has been compiled on 08/12/2017 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

26 HIGG STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$560,000

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
86 GIBSON ST, LEONGATHA, VIC 3953	\$545,000	31/03/2017
13 WORTHY ST, LEONGATHA, VIC 3953	*\$565,000	12/05/2017
2 TARWIN RIDGE BVD, LEONGATHA, VIC 3953	\$570,000	30/06/2017