



STATEMENT OF INFORMATION

26/17 MACDONALD STREET, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26/17 MACDONALD STREET,

2 1 -

Indicative Selling Price

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

Single Price: \$315,000

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (Unit)

\$270,000

01 April 2017 to 31 March 2018

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.



2/42 OGILVY ST, LEONGATHA, VIC 3953

2 1 1

Sale Price

\$285,000

Sale Date: 20/12/2017

Distance from Property: 464m



24/17 MACDONALD ST, LEONGATHA, VIC

2 - -

Sale Price

\$275,000

Sale Date: 27/09/2016

Distance from Property: 55m



9/17 MACDONALD ST, LEONGATHA, VIC 3953

2 2 2

Sale Price

\$315,000

Sale Date: 13/08/2016

Distance from Property: 43m



This report has been compiled on 27/04/2018 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

26/17 MACDONALD STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$315,000

Median sale price

Median price

\$270,000

House

Unit

X


Suburb

LEONGATHA

Period

01 April 2017 to 31 March 2018

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
2/42 OGILVY ST, LEONGATHA, VIC 3953	\$285,000	20/12/2017
24/17 MACDONALD ST, LEONGATHA, VIC 3953	\$275,000	27/09/2016
9/17 MACDONALD ST, LEONGATHA, VIC 3953	\$315,000	13/08/2016