

STATEMENT OF INFORMATION

2/42 OGILVY STREET, LEONGATHA, VIC 3953
PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/42 OGILVY STREET, LEONGATHA, VIC 📛 2 🕒 1 🚓 1







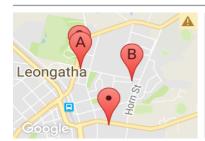
Indicative Selling Price

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

Single Price: \$298,000

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.



22 TURNER ST, LEONGATHA, VIC 3953







Sale Price

*\$235,000

Sale Date: 09/08/2017

Distance from Property: 880m





24 DAVISON ST, LEONGATHA, VIC 3953







Sale Price

\$287,000

Sale Date: 19/10/2016

Distance from Property: 693m





49 ROUGHEAD ST, LEONGATHA, VIC 3953







Sale Price

\$295,000

Sale Date: 03/07/2017

Distance from Property: 967m



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 | 2/42 OGILVY STREET, LEONGATHA, VIC 3953 |
|---|---|
|---|---|

Indicative selling price

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

| Single Price: | \$298,000 |
|---------------|-----------|
| | |

Median sale price

| Median price | \$315,000 | House X | Unit | Suburb | LEONGATHA | |
|--------------|--------------------------------------|---------|--------|--------|-------------|--|
| Period | 01 October 2016 to 30 September 2017 | | Source | | pricefinder | |

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 |
|-------------------------------------|------------|--------------|
| 22 TURNER ST, LEONGATHA, VIC 3953 | *\$235,000 | 09/08/2017 |
| 24 DAVISON ST, LEONGATHA, VIC 3953 | \$287,000 | 19/10/2016 |
| 49 ROUGHEAD ST, LEONGATHA, VIC 3953 | \$295,000 | 03/07/2017 |

