



# 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](http://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**

2 1 1

### Sale Price

**\*\$235,000**

Sale Date: 09/08/2017

Distance from Property: 880m



**24 DAVISON ST, LEONGATHA, VIC 3953**

2 1 1

### Sale Price

**\$287,000**

Sale Date: 19/10/2016

Distance from Property: 693m



**49 ROUGHHEAD ST, LEONGATHA, VIC 3953**

3 1 4

### Sale Price

**\$295,000**

Sale Date: 03/07/2017

Distance from Property: 967m



This report has been compiled on 17/10/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

2/42 OGILVY STREET, LEONGATHA, VIC 3953

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 ROUGHHEAD ST, LEONGATHA, VIC 3953	\$295,000	03/07/2017