



STATEMENT OF INFORMATION

33 BRUMLEY STREET, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

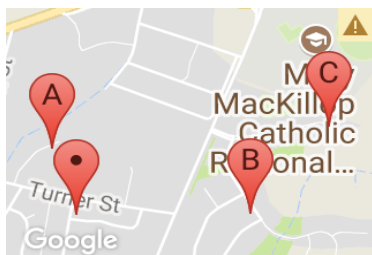
**33 BRUMLEY STREET, LEONGATHA, VIC****3****1****2**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price:****\$339,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE

**LEONGATHA, VIC, 3953****Suburb Median Sale Price (House)****\$330,000**

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.

**16 CLINTON CRT, LEONGATHA, VIC 3953****3****2****2****Sale Price*****\$345,000**

Sale Date: 13/04/2018

Distance from Property: 246m

**24 CHAMBERLAIN DR, LEONGATHA, VIC 3953****3****2****3****Sale Price*****\$335,000**

Sale Date: 22/03/2018

Distance from Property: 565m

**32 GRIFFIN RD, LEONGATHA, VIC 3953****3****1****1****Sale Price*****\$327,000**

Sale Date: 21/03/2018

Distance from Property: 876m



This report has been compiled on 02/05/2018 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2018 - 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

33 BRUMLEY STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$339,000

Median sale price

Median price

\$330,000

House

X

Unit

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
16 CLINTON CRT, LEONGATHA, VIC 3953	*\$345,000	13/04/2018
24 CHAMBERLAIN DR, LEONGATHA, VIC 3953	*\$335,000	22/03/2018
32 GRIFFIN RD, LEONGATHA, VIC 3953	*\$327,000	21/03/2018