

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode 45 Johnson Street, Leongatha, VIC 3953

Indicative selling price

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

Price Range

\$635,000

&

\$685,000

Median sale price

Median price

\$540,000

Property Type

House

Suburb

Leongatha (3953)

Period - From

01/07/2021

to

30/06/2022

Source

pricefinder

Comparable property sales

A These are two 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
12 GRIFFIN ROAD, LEONGATHA VIC 3953	\$699,000	10/03/2022
14 JEFFREY STREET, LEONGATHA VIC 3953	\$685,000	30/11/2021

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 21/09/2022