



# STATEMENT OF INFORMATION

71 CHAMBERLAIN DRIVE, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**71 CHAMBERLAIN DRIVE, LEONGATHA,**

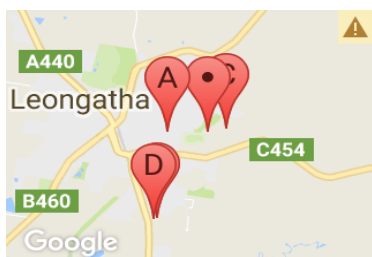
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### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$715,000**

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.

**45 JEFFREY ST, LEONGATHA, VIC 3953**

5 2 3

Sale Price

**\$580,000**

Sale Date: 29/06/2017

Distance from Property: 532m

**9 PARKSIDE CL, LEONGATHA, VIC 3953**

4 2 2

Sale Price

**\$405,000**

Sale Date: 01/07/2017

Distance from Property: 1.4km

**56 CHAMBERLAIN DR, LEONGATHA, VIC 3953**

4 2 2

Sale Price

**\$535,000**

Sale Date: 03/08/2017

Distance from Property: 234m



This report has been compiled on 28/12/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**5 PARKSIDE CL, LEONGATHA, VIC 3953**

 **4**  **2**  **2**

Sale Price

**\$635,000**

Sale Date: 22/09/2017

Distance from Property: 1.4km



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

71 CHAMBERLAIN DRIVE, 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:

\$715,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

LEONGATHA

Period

01 October 2016 to 30 September 2017

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
45 JEFFREY ST, LEONGATHA, VIC 3953	\$580,000	29/06/2017
9 PARKSIDE CL, LEONGATHA, VIC 3953	\$405,000	01/07/2017
56 CHAMBERLAIN DR, LEONGATHA, VIC 3953	\$535,000	03/08/2017
5 PARKSIDE CL, LEONGATHA, VIC 3953	\$635,000	22/09/2017