



# STATEMENT OF INFORMATION

14 ARCADIA CRESCENT, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 ARCADIA CRESCENT, LEONGATHA,**

4 2 2

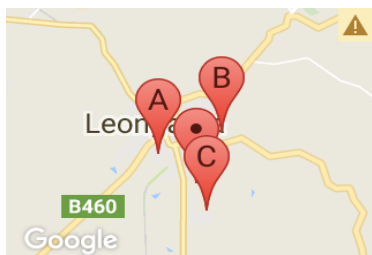
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$520,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

## MEDIAN SALE PRICE



**LEONGATHA, VIC, 3953**

Suburb Median Sale Price (House)

**\$320,000**

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.



**21 RITCHIE ST, LEONGATHA, VIC 3953**

4 2 4

Sale Price

**\*\$575,000**

Sale Date: 21/03/2018

Distance from Property: 1.3km



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

4 2 2

Sale Price

**\$535,000**

Sale Date: 03/08/2017

Distance from Property: 1.6km



**2 TARWIN RIDGE BVD, LEONGATHA, VIC 3953**

4 2 2

Sale Price

**\*\*\$570,000**

Sale Date: 11/07/2017

Distance from Property: 819m



This report has been compiled on 09/04/2018 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

14 ARCADIA CRESCENT, 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:

\$520,000

Median sale price

Median price

\$320,000

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
21 RITCHIE ST, LEONGATHA, VIC 3953	*\$575,000	21/03/2018
56 CHAMBERLAIN DR, LEONGATHA, VIC 3953	\$535,000	03/08/2017
2 TARWIN RIDGE BVD, LEONGATHA, VIC 3953	**\$570,000	11/07/2017