

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 DALE DRIVE, LEONGATHA, VIC 3953







Indicative Selling Price

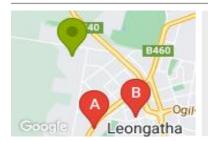
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$575,000 to \$620,000

Provided by: Daniel Burgdorf, Stockdale & Leggo - Central

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (Other)

01 July 2023 to 30 June 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



1/105 MCCARTIN ST, LEONGATHA, VIC 3953







Sale Price

\$0

Sale Date: 08/03/2024

Distance from Property: 1.1km





10A YOUNG ST, LEONGATHA, VIC 3953







Sale Price

\$0

Sale Date: 14/03/2024

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

included in the comple	tructions in this box do not form part of this Statement of Information and are not required to be eted Statement of Information for the property being offered for sale. Immer Affairs Victoria has approved this form of the Statement of Information for section 47AF of					
Property offered for sale						
Address Including suburb and postcode	1 DALE DRIVE, LEONGATHA, VIC 3953					
Indicative selling	price					
or the meaning of this price see consumer.vic.gov.au/underquoting						
Price Range:	\$575,000 to \$620,000					
Median sale price						

Median price		Property type	Other	Suburb	LEONGATHA
Period	01 July 2023 to 30 June 2024		Source		oricefinder

Comparable property sales

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.

Address of comparable property		Price	Date of sale
	1/105 MCCARTIN ST, LEONGATHA, VIC 3953	\$0	08/03/2024
	10A YOUNG ST, LEONGATHA, VIC 3953	\$0	14/03/2024

This Statement of Information was prepared on:

15/08/2024

