

## 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](http://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



This report has been compiled on 15/08/2024 by Stockdale & Leggo - Central. Property Data Solutions Pty Ltd 2024 - [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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer 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

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

Price Range: \$575,000 to \$620,000

### Median sale price

Median price

Property type

Suburb

Period

Source

Other

LEONGATHA

01 July 2023 to 30 June 2024

pricfinder

### 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

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