### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 49 PARR STREET, LEONGATHA, VIC 3953 🕮 - 🕒 - 😂 -







**Indicative Selling Price** 

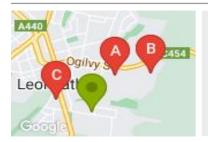
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

null

Provided by: Michael Hanily, Ray White Leongatha

#### **MEDIAN SALE PRICE**



# LEONGATHA, VIC, 3953

**Suburb Median Sale Price (House)** 

\$585,000

01 January 2023 to 31 December 2023

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.



10 NOEL CRT, LEONGATHA, VIC 3953







Sale Price

\$600,000

Sale Date: 12/08/2023

Distance from Property: 604m





22 RAYSON DR, LEONGATHA, VIC 3953







Sale Price

\$615,000

Sale Date: 26/09/2023

Distance from Property: 940m





1 PALM CRT, LEONGATHA, VIC 3953







Sale Price

\$590,000

Sale Date: 06/12/2023

Distance from Property: 497m



This report has been compiled on 29/01/2024 by Ray White Leongatha. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act

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 the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale
---------------------------

report, energy control								
Including subu	ddress rb and stcode 49 PARR ST	49 PARR STREET, LEONGATHA, VIC 3953						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting								
Price F	Range:							
Median sale price								
Median price	\$585.000	Property type	House	Suburb	LEONGATHA			

#### Comparable property sales

2023

Period

\$585,000

01 January 2023 to 31 December

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
10 NOEL CRT, LEONGATHA, VIC 3953	\$600,000	12/08/2023
22 RAYSON DR, LEONGATHA, VIC 3953	\$615,000	26/09/2023
1 PALM CRT, LEONGATHA, VIC 3953	\$590,000	06/12/2023

This Statement of Information was prepared on:

Source

29/01/2024

pricefinder

