

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 Eden Crescent Leongatha VIC 3953

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,500

Property type

House

Suburb

Leongatha

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

14 Silverback Place Leongatha VIC 3953	\$505,000	19-Oct-20
85 Parr Street Leongatha VIC 3953	\$510,000	29-Oct-20
14 Louisa Court Leongatha VIC 3953	\$527,500	01-Sep-20

OR

B* ~~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.~~

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14 Silverback Place Leongatha VIC 3953

Sold Price

\$505,000

Sold Date

19-Oct-20

3 2 2

Distance

1.18km

Notes from your agent

nice new modern home



85 Parr Street Leongatha VIC 3953

Sold Price

^{RS} **\$510,000**

Sold Date

29-Oct-20

3 2 2

Distance

1.36km



14 Louisa Court Leongatha VIC 3953

Sold Price

\$527,500

Sold Date

01-Sep-20

3 2 2

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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