

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 22 Horn Street, Leongatha, VIC 3953

Indicative selling price

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

Price Range

\$440,000

&

\$480,000

Median sale price

Median price

\$580,000

Property Type

House

Suburb

Leongatha (3953)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

Comparable property sales

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
4 LONG STREET, LEONGATHA VIC 3953	\$440,000	31/01/2023
26 HORN STREET, LEONGATHA VIC 3953	\$450,000	18/11/2022
5 GRAY STREET, LEONGATHA VIC 3953	\$445,000	29/09/2023

This Statement of Information was prepared on: 13/07/2023