



**first
national**
REAL ESTATE

Auddino

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 CARR AVE, LEONGATHA, VIC 3953

4 2 2

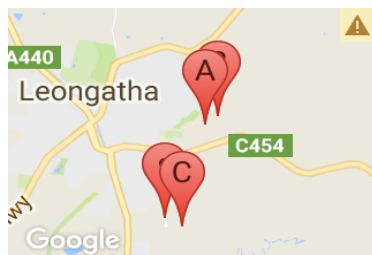
Indicative Selling Price

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

Single Price: **\$549,000**

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$330,000

01 April 2017 to 31 March 2018

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.



56 CHAMBERLAIN DR, LEONGATHA, VIC

4 2 2

Sale Price

\$535,000

Sale Date: 03/08/2017

Distance from Property: 1.4km



4 LAPIN CRT, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$520,000

Sale Date: 27/04/2017

Distance from Property: 1.6km



17 ELEANOR CRT, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$535,000

Sale Date: 30/03/2017

Distance from Property: 247m



This report has been compiled on 27/04/2018 by Auddino First National. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6 CARR AVE, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$549,000

Median sale price

Median price

\$330,000

House

X

Unit

Suburb

LEONGATHA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
56 CHAMBERLAIN DR, LEONGATHA, VIC 3953	\$535,000	03/08/2017
4 LAPIN CRT, LEONGATHA, VIC 3953	\$520,000	27/04/2017
17 ELEANOR CRT, LEONGATHA, VIC 3953	\$535,000	30/03/2017