

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 CLINTON COURT, LEONGATHA, VIC

4 2 2

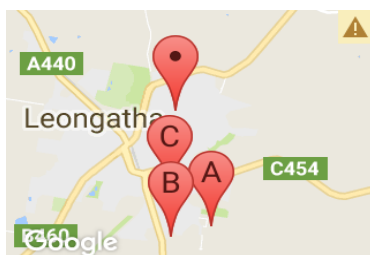
Indicative Selling Price

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

Single Price: **\$399,000**

Provided by: Andrew Newton, Alex Scott Leongatha

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$317,500

01 October 2016 to 30 September 2017

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.



81 PARR ST, LEONGATHA, VIC 3953

4 2 2

Sale Price

***\$435,000**

Sale Date: 04/11/2017

Distance from Property: 1.7km



9 PARKSIDE CL, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$405,000

Sale Date: 01/07/2017

Distance from Property: 1.8km



30 LEE PDE, LEONGATHA, VIC 3953

4 4 1

Sale Price

\$410,000

Sale Date: 23/06/2017

Distance from Property: 1.1km



This report has been compiled on 12/12/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - 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

15 CLINTON COURT, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$317,500

House

X

Unit

Suburb

LEONGATHA

Period

01 October 2016 to 30 September 2017

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
81 PARR ST, LEONGATHA, VIC 3953	*\$435,000	04/11/2017
9 PARKSIDE CL, LEONGATHA, VIC 3953	\$405,000	01/07/2017
30 LEE PDE, LEONGATHA, VIC 3953	\$410,000	23/06/2017