



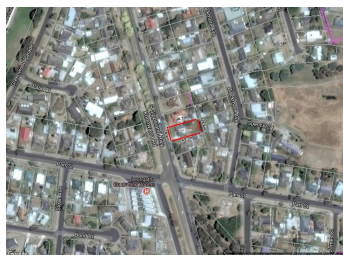
# STATEMENT OF INFORMATION

61 KOONWARRA ROAD, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

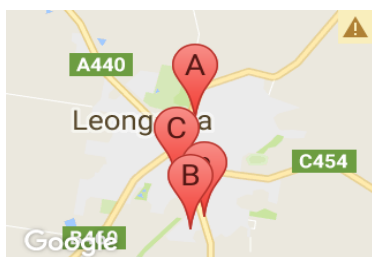
## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**61 KOONWARRA ROAD, LEONGATHA, VIC**  2  1  1**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Single Price: \$215,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

## MEDIAN SALE PRICE

**LEONGATHA, VIC, 3953****Suburb Median Sale Price (House)****\$315,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.

**22 TURNER ST, LEONGATHA, VIC 3953** 2  1  1**Sale Price****\*\$235,000**

Sale Date: 09/08/2017

Distance from Property: 1.4km

**6 SLOAN AVE, LEONGATHA, VIC 3953** 2  2  3**Sale Price****\$228,000**

Sale Date: 18/10/2016

Distance from Property: 250m

**13 YOUNG ST, LEONGATHA, VIC 3953** 2  1  2**Sale Price****\$232,000**

Sale Date: 17/10/2016

Distance from Property: 610m



This report has been compiled on 25/09/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

61 KOONWARRA ROAD, LEONGATHA, VIC 3953

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$215,000

Median sale price

Median price

\$315,000

House

X

Unit


Suburb

LEONGATHA

Period

01 July 2016 to 30 June 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
22 TURNER ST, LEONGATHA, VIC 3953	*\$235,000	09/08/2017
6 SLOAN AVE, LEONGATHA, VIC 3953	\$228,000	18/10/2016
13 YOUNG ST, LEONGATHA, VIC 3953	\$232,000	17/10/2016