



STATEMENT OF INFORMATION

30 HASSETT STREET, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

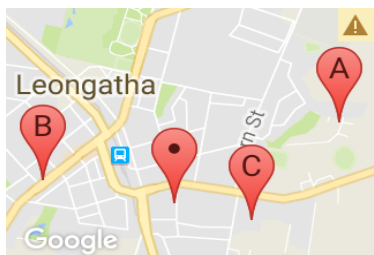
**30 HASSETT STREET, LEONGATHA, VIC**

3 bedrooms 1 bathroom 2 cars

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$355,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE

**LEONGATHA, VIC, 3953****Suburb Median Sale Price (House)****\$311,000**

01 July 2016 to 30 June 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.

**44 CHAMBERLAIN DR, LEONGATHA, VIC 3953**

3 bedrooms 2 bathrooms 2 cars

Sale Price***\$370,000**

Sale Date: 01/08/2017

Distance from Property: 1.2km

**90 MCCARTIN ST, LEONGATHA, VIC 3953**

3 bedrooms 1 bathroom 1 car

Sale Price***\$390,000**

Sale Date: 13/07/2017

Distance from Property: 865m

**4 WARRALONG CRT, LEONGATHA, VIC 3953**

4 bedrooms 2 bathrooms 2 cars

Sale Price**\$375,000**

Sale Date: 29/05/2017

Distance from Property: 517m



This report has been compiled on 17/08/2017 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

30 HASSETT STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$355,000

Median sale price

Median price

\$311,000

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
44 CHAMBERLAIN DR, LEONGATHA, VIC 3953	*\$370,000	01/08/2017
90 MCCARTIN ST, LEONGATHA, VIC 3953	*\$390,000	13/07/2017
4 WARRALONG CRT, LEONGATHA, VIC 3953	\$375,000	29/05/2017