



STATEMENT OF INFORMATION

40 HASSETT STREET, LEONGATHA, VIC 3953

PREPARED BY ANDREW NEWTON, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 HASSETT STREET, LEONGATHA, VIC

3 1 1

Indicative Selling Price

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

Single Price: **\$335,000**

Provided by: Andrew Newton, Alex Scott Leongatha

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$325,000

01 January 2017 to 31 December 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.



32 YOUNG ST, LEONGATHA, VIC 3953

3 2 2

Sale Price

***\$315,000**

Sale Date: 19/02/2018

Distance from Property: 789m



20 YOUNG ST, LEONGATHA, VIC 3953

3 1 2

Sale Price

***\$330,000**

Sale Date: 17/01/2018

Distance from Property: 628m



10 NOEL CRT, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$335,000

Sale Date: 27/10/2017

Distance from Property: 569m



This report has been compiled on 26/02/2018 by Alex Scott Leongatha. 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

40 HASSETT STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$335,000

Median sale price

Median price

\$325,000

House

X

Unit


Suburb

LEONGATHA

Period

01 January 2017 to 31 December 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
32 YOUNG ST, LEONGATHA, VIC 3953	*\$315,000	19/02/2018
20 YOUNG ST, LEONGATHA, VIC 3953	*\$330,000	17/01/2018
10 NOEL CRT, LEONGATHA, VIC 3953	\$335,000	27/10/2017