

STATEMENT OF INFORMATION

40 HASSETT STREET, LEONGATHA, VIC 3953
PREPARED BY ANDREW NEWTON, ALEX SCOTT LEONGATHA



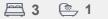
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 HASSETT STREET, LEONGATHA, VIC







Indicative Selling Price

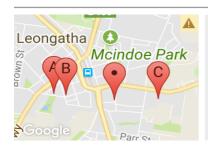
For the meaning of this price see consumer.vic.au/underquoting

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







Sale Price

*\$315,000

Sale Date: 19/02/2018

Distance from Property: 789m





20 YOUNG ST, LEONGATHA, VIC 3953







Sale Price

*\$330,000

Sale Date: 17/01/2018

Distance from Property: 628m





10 NOEL CRT, LEONGATHA, VIC 3953







Sale Price

\$335.000

Sale Date: 27/10/2017

Distance from Property: 569m



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
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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	F	pricefinder	

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