



**first
national**
REAL ESTATE

Auddino

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/64 ANDERSON STREET, LEONGATHA,

2 1 1

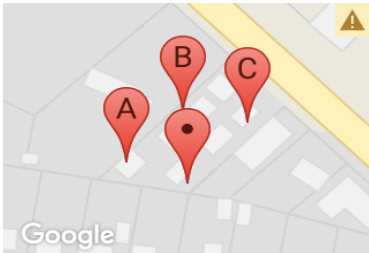
Indicative Selling Price

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

Single Price: **\$189,500**

Provided by: George Auddino, Auddino First National

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (Unit)

\$270,000

01 April 2017 to 31 March 2018

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.



4/64 ANDERSON ST, LEONGATHA, VIC 3953

2 1 1

Sale Price

***\$187,000**

Sale Date: 11/05/2018

Distance from Property: 26m



2/64 ANDERSON ST, LEONGATHA, VIC 3953

2 1 1

Sale Price

***\$183,000**

Sale Date: 06/04/2018

Distance from Property: 32m



7/64 ANDERSON ST, LEONGATHA, VIC 3953

- - -

Sale Price

***\$185,000**

Sale Date: 05/04/2018

Distance from Property: 36m



This report has been compiled on 18/05/2018 by Auddino First National. 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

5/64 ANDERSON STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$189,500

Median sale price

Median price

\$270,000

House

Unit

X


Suburb

LEONGATHA

Period

01 April 2017 to 31 March 2018

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
4/64 ANDERSON ST, LEONGATHA, VIC 3953	*\$187,000	11/05/2018
2/64 ANDERSON ST, LEONGATHA, VIC 3953	*\$183,000	06/04/2018
7/64 ANDERSON ST, LEONGATHA, VIC 3953	*\$185,000	05/04/2018