

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode 26 Queen Mary Avenue, Leitchville Vic 3567

Indicative selling price

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

Single price \$95,000

Median sale price*

Median price House Unit Suburb or locality Leitchville
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	14 Queen Mary Av LEITCHVILLE 3567	\$92,000	01/06/2017
2	37 King Albert Av LEITCHVILLE 3567	\$75,500	15/05/2017
3	1/26 Queen Mary Av LEITCHVILLE 3567	\$50,000	30/01/1998

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

26 Queen Mary Avenue, Leitchville Vic 3567



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$95,000
No median price available

Comparable Properties



14 Queen Mary Av LEITCHVILLE 3567 (REI) Agent Comments



Price: \$92,000
Method: Auction Sale
Date: 01/06/2017
Rooms: -
Property Type: House

37 King Albert Av LEITCHVILLE 3567 (VG) Agent Comments



Price: \$75,500
Method: Sale
Date: 15/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 1041 sqm approx

1/26 Queen Mary Av LEITCHVILLE 3567 (VG) Agent Comments



Price: \$50,000
Method: Sale
Date: 30/01/1998
Rooms: -
Property Type: Strata Unit/Flat