

## 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

24 ECCLES WAY, LEONGATHA, VIC 3953

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price: \$452,500

#### Median sale price

Median price

\$315,000

House

X

Unit

Suburb

LEONGATHA

Period

01 October 2016 to 30 September  
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
3 FLORASTON DR, LEONGATHA, VIC 3953	*\$430,000	21/07/2017
12 BURROWS WAY, LEONGATHA, VIC 3953	\$450,000	20/07/2017
7 CONWAY ST, LEONGATHA, VIC 3953	\$470,000	18/09/2017