

**STATEMENT OF INFORMATION**

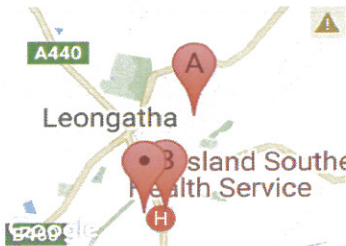
Section 47AF of the Estate Agents Act 1980

**2 DANNOCK STREET, LEONGATHA, VIC**

5 bedrooms, 2 bathrooms, 4 cars

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**\$285,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

**SUBURB MEDIAN****LEONGATHA, VIC, 3953**

Suburb Median Sale Price (House)

**\$315,000**

01 April 2016 to 31 March 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.

**13 WORTHY ST, LEONGATHA, VIC 3953**

5 bedrooms, 2 bathrooms, 2 cars

**Sale Price****\*\$565,000**

Sale Date: 12/05/2017

Distance from Property: 1.3km

**68 TURNER ST, LEONGATHA, VIC 3953**

5 bedrooms, 2 bathrooms, 4 cars

**Sale Price****Price Withheld**

Sale Date: 16/01/2017

Distance from Property: 1.6km

**11 STEELE ST, LEONGATHA, VIC 3953**

4 bedrooms, 2 bathrooms, 1 car

**Sale Price****\*\$293,000**

Sale Date: 18/05/2017

Distance from Property: 290m

This report has been compiled on 07/06/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

2 DANNOCK STREET, 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 / ~~per week~~

\$285,000

#### Median sale price

Median price \$315,000 House ☒ Unit ☐ Suburb LEONGATHA

Period 01 April 2016 to 31 March 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
13 WORTHY ST, LEONGATHA, VIC 3953	*\$565,000	12/05/2017
68 TURNER ST, LEONGATHA, VIC 3953	Price Withheld	16/01/2017
11 STEELE ST, LEONGATHA, VIC 3953	*\$293,000	18/05/2017