

ADVANCE



Standard Inclusions

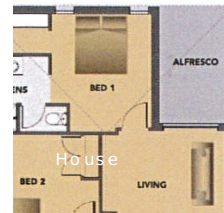
- 6 Star Energy Rating to South Gippsland Homes standard
- 3 month maintenance period following handover
- Part A & Part B Kordon termite treatment

| | |
|------------------|----------------------|
| Exterior Length | 20.88m |
| Exterior Width | 9.50m |
| Total House Area | 174.96m ² |
| Squares | 18.83sqx |

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Lot 2 Tilly Court, LEONGATHA 3953



Indicative selling price

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

Single price \$355,000

Median sale price

Median **House** for **LEONGATHA** for period **Mar 2018 - Mar 2018**

Sourced from www.realestate.com.au.

\$310,000

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 the most comparable to the property for sale.

| | |
|---|--|
| 10B Shingler Street, Leongatha 3953 | Price \$335,000 Sold 09 June 2017 |
| 11 Willow Grove, Leongatha 3953 | Price \$375,000 Sold 30 March 2017 |
| 6 Willow Grove, Leongatha 3953 | Price \$370,000 Sold 28 November 2017 |

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from www.realestate.com.au.

Stockdale & Leggo Leongatha

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**Stockdale
& Leggo**