



STATEMENT OF INFORMATION

3 FLORASTON DRIVE, LEONGATHA, VIC 3953

PREPARED BY ANDREW NEWTON, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 FLORASTON DRIVE, LEONGATHA, VIC

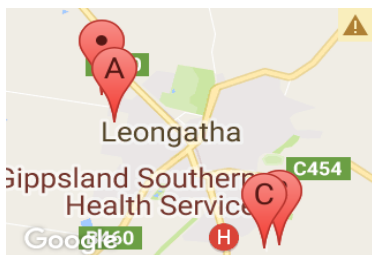
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Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**\$430,000**

Provided by: Andrew Newton, 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.



5 BURROWS WAY, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$430,000

Sale Date: 12/01/2017

Distance from Property: 417m



6 LOUISA CRT, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$423,000

Sale Date: 07/07/2016

Distance from Property: 3.1km



12 CARR AVE, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$435,000

Sale Date: 29/11/2016

Distance from Property: 3km



This report has been compiled on 13/06/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - 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

3 FLORASTON DRIVE, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price / Range

\$430,000

Median sale price

Median price

\$315,000

House

X

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
5 BURROWS WAY, LEONGATHA, VIC 3953	\$430,000	12/01/2017
6 LOUISA CRT, LEONGATHA, VIC 3953	\$423,000	07/07/2016
12 CARR AVE, LEONGATHA, VIC 3953	\$435,000	29/11/2016