



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**12 Eden Crescent,
LEONGATHA 3953**

 **3 beds**  **2 baths**  **1 parking**

Indicative selling price

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

Single price \$425,000

Median sale price

Median for **LEONGATHA** for period **Jul 2019 - Jul 2019**

Sourced from www.realestate.com.au.

\$375,000

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.

17 Clinton Court, Leongatha 3953	Price \$425,000 Sold 14 May 2019
18 Griffin Road, Leongatha 3953	Price \$430,000 Sold 10 May 2019
87 Parr Street, Leongatha 3953	Price \$438,000 Sold 22 April 2019

This Statement of Information was prepared on 16th Sep 2019

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

15 Bair Street,
Leongatha VIC 3953

Contact agents

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