



STATEMENT OF INFORMATION

10 NOEL COURT, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 NOEL COURT, LEONGATHA, VIC 3953

4 2 2

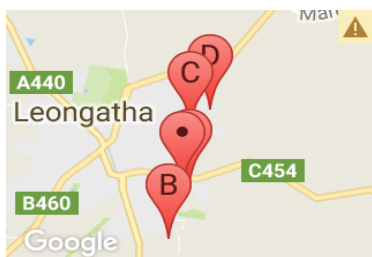
Indicative Selling Price

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

Single Price: **\$349,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$315,000

01 July 2016 to 30 June 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.



2 NOEL CRT, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$385,000

Sale Date: 08/08/2017

Distance from Property: 91m



6 PARK DR, LEONGATHA, VIC 3953

4 2 4

Sale Price

Price Withheld

Sale Date: 24/07/2017

Distance from Property: 774m



2 WALSH CRT, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$370,000

Sale Date: 19/06/2017

Distance from Property: 853m



This report has been compiled on 25/09/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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20 GRIFFIN RD, LEONGATHA, VIC 3953

 **4**  **2**  **1**

Sale Price

\$325,000

Sale Date: 21/04/2017

Distance from Property: 1.1km



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

10 NOEL COURT, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$349,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

LEONGATHA

Period

01 July 2016 to 30 June 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
2 NOEL CRT, LEONGATHA, VIC 3953	\$385,000	08/08/2017
6 PARK DR, LEONGATHA, VIC 3953	Price Withheld	24/07/2017
2 WALSH CRT, LEONGATHA, VIC 3953	\$370,000	19/06/2017
20 GRIFFIN RD, LEONGATHA, VIC 3953	\$325,000	21/04/2017