



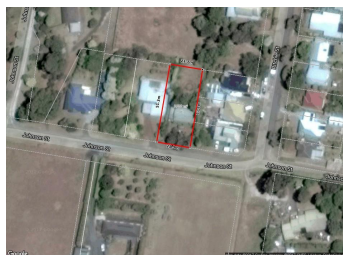
STATEMENT OF INFORMATION

41 JOHNSON STREET, LEONGATHA, VIC 3953

PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**41 JOHNSON STREET, LEONGATHA, VIC**

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting**Single Price: \$280,000**

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE

**LEONGATHA, VIC, 3953**

Suburb Median Sale Price (House)

\$315,000

01 October 2016 to 30 September 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.

**20 TREASE ST, LEONGATHA, VIC 3953**

Sale Price

\$310,000

Sale Date: 13/06/2016

Distance from Property: 1.2km

**59 TURNER ST, LEONGATHA, VIC 3953**

Sale Price

\$275,000

Sale Date: 30/07/2016

Distance from Property: 1.5km

**33 HASSETT ST, LEONGATHA, VIC 3953**

Sale Price

\$275,000

Sale Date: 13/08/2016

Distance from Property: 754m



This report has been compiled on 08/11/2017 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

41 JOHNSON STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$280,000

Median sale price

Median price

\$315,000

House

X

Unit

Suburb

LEONGATHA

Period

01 October 2016 to 30 September 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
20 TREASE ST, LEONGATHA, VIC 3953	\$310,000	13/06/2016
59 TURNER ST, LEONGATHA, VIC 3953	\$275,000	30/07/2016
33 HASSETT ST, LEONGATHA, VIC 3953	\$275,000	13/08/2016