

STATEMENT OF INFORMATION

69 PARR STREET, LEONGATHA, VIC 3953
PREPARED BY ALAN STEENHOLDT, ALEX SCOTT LEONGATHA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



69 PARR STREET, LEONGATHA, VIC 3953 🕮 4 🕒 2 🚓 2







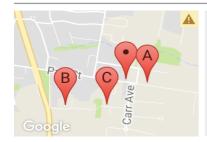
Indicative Selling Price

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

Single Price: \$399,000

Provided by: Alan Steenholdt, Alex Scott Leongatha

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$322,500

01 January 2017 to 31 December 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.



81 PARR ST, LEONGATHA, VIC 3953







Sale Price

\$435,000

Sale Date: 05/10/2017

Distance from Property: 137m





9 PARKSIDE CL, LEONGATHA, VIC 3953







Sale Price

\$405,000

Sale Date: 01/07/2017

Distance from Property: 432m





6 PARK DR, LEONGATHA, VIC 3953







Sale Price

\$380.000

Sale Date: 28/06/2017

Distance from Property: 215m



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 69	69 PARR STREET, LEONGATHA, VIC 3953
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Indicative selling price

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

Single Price:	\$399,000

Median sale price

Median price	\$322,500	House	X	Unit	Suburb	LEONGATHA
Period	01 January 2017 to 31 December 2017		Source	p	ricefinder	

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
81 PARR ST, LEONGATHA, VIC 3953	\$435,000	05/10/2017
9 PARKSIDE CL, LEONGATHA, VIC 3953	\$405,000	01/07/2017
6 PARK DR, LEONGATHA, VIC 3953	\$380,000	28/06/2017