

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 DALE DRIVE, LEONGATHA, VIC 3953



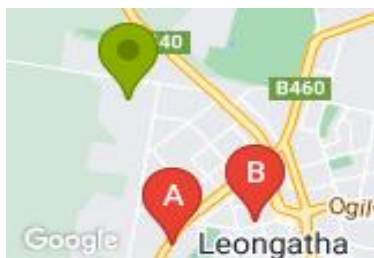
Indicative Selling Price

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

Price Range: \$575,000 to \$620,000

Provided by: Daniel Burgdorf, Stockdale & Leggo - Central

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (Other)

01 July 2023 to 30 June 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



1/105 MCCARTIN ST, LEONGATHA, VIC 3953



Sale Price

\$0

Sale Date: 08/03/2024

Distance from Property: 1.1km



10A YOUNG ST, LEONGATHA, VIC 3953



Sale Price

\$0

Sale Date: 14/03/2024

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

1 DALE DRIVE, LEONGATHA, VIC 3953

Indicative selling price

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

Price Range:

\$575,000 to \$620,000

Median sale price

Median price

Property type

Other

Suburb

LEONGATHA

Period

01 July 2023 to 30 June 2024

Source

pricfinder

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property

Price

Date of sale

1/105 MCCARTIN ST, LEONGATHA, VIC 3953	\$0	08/03/2024
10A YOUNG ST, LEONGATHA, VIC 3953	\$0	14/03/2024

This Statement of Information was prepared on:

15/08/2024