

STATEMENT OF INFORMATION

22 BRUMLEY STREET, LEONGATHA, VIC

PREPARED BY MATT REDMOND, LANDMARK HARCOURTS LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 BRUMLEY STREET, LEONGATHA, VIC

3 1 1

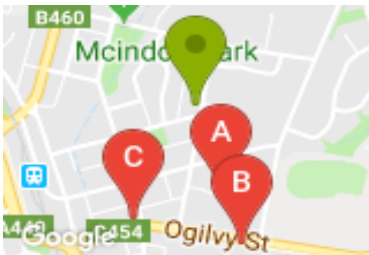
Indicative Selling Price

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

Single Price: **\$439,000**

Provided by: Matt Redmond, Landmark Harcourts Leongatha

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$335,000

01 July 2017 to 30 June 2018

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.



3 SOMERSET CRT, LEONGATHA, VIC 3953

4 2 2

Sale Price

\$420,000

Sale Date: 19/02/2018

Distance from Property: 322m



58 OGILVY ST, LEONGATHA, VIC 3953

3 1 1

Sale Price

\$380,000

Sale Date: 01/06/2018

Distance from Property: 516m



17 OGILVY ST, LEONGATHA, VIC 3953

3 2 2

Sale Price

****\$415,000**

Sale Date: 30/05/2018

Distance from Property: 450m



This report has been compiled on 02/08/2018 by Landmark Operations Limited. Property Data Solutions Pty Ltd 2018 - 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

22 BRUMLEY STREET, LEONGATHA, VIC

Indicative selling price

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

Single Price:

\$439,000

Median sale price

Median price

\$335,000

House

Unit

Suburb

LEONGATHA

Period

01 July 2017 to 30 June 2018

Source

pricfinder

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
3 SOMERSET CRT, LEONGATHA, VIC 3953	\$420,000	19/02/2018
58 OGILVY ST, LEONGATHA, VIC 3953	\$380,000	01/06/2018
17 OGILVY ST, LEONGATHA, VIC 3953	**\$415,000	30/05/2018