

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

37 CALLAWAY CRESCENT, LEONGATHA, VIC 3953

PREPARED BY ANDREW NEWTON, ALEX SCOTT LEONGATHA

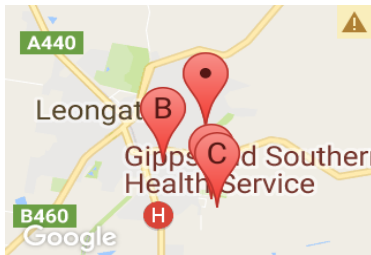
STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**37 CALLAWAY CRESCENT, LEONGATHA,**  4  2  2**Indicative Selling Price**For the meaning of this price see consumer.vic.au/underquoting**\$399,000**

Provided by: Andrew Newton, Alex Scott Leongatha

SUBURB MEDIAN

**LEONGATHA, VIC, 3953**

Suburb Median Sale Price (House)

\$315,000

01 April 2016 to 31 March 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.

**3 VALE CRT, LEONGATHA, VIC 3953**  4  2  2

Sale Price

\$407,500

Sale Date: 01/12/2016

Distance from Property: 1km

**25 HASSETT ST, LEONGATHA, VIC 3953**  3  2  2

Sale Price

\$395,000

Sale Date: 23/12/2016

Distance from Property: 729m

**91 PARR ST, LEONGATHA, VIC 3953**  3  2  2

Sale Price

\$409,000

Sale Date: 31/10/2016

Distance from Property: 1.1km

**This report has been compiled on 14/06/2017 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

37 CALLAWAY CRESCENT, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price / Range

\$399,000

Median sale price

Median price

\$315,000

House

Unit

Suburb

LEONGATHA

Period

01 April 2016 to 31 March 2017

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 VALE CRT, LEONGATHA, VIC 3953	\$407,500	01/12/2016
25 HASSETT ST, LEONGATHA, VIC 3953	\$395,000	23/12/2016
91 PARR ST, LEONGATHA, VIC 3953	\$409,000	31/10/2016