



STATEMENT OF INFORMATION

56 TURNER STREET, LEONGATHA, VIC 3953

PREPARED BY LANDMARK OPERATIONS LIMITED, 47 BAIR STREET LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



56 TURNER STREET, LEONGATHA, VIC

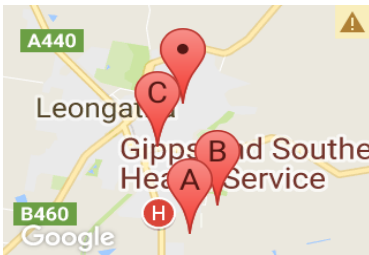
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Indicative Selling Price

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

Price Range: **\$411,000 to \$455,000**

MEDIAN SALE PRICE



LEONGATHA, VIC, 3953

Suburb Median Sale Price (House)

\$311,000

01 July 2016 to 30 June 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.



22 ARCADIA CRES, LEONGATHA, VIC 3953

3 2 2

Sale Price

Price Withheld

Sale Date: 16/06/2017

Distance from Property: 1.9km



91 PARR ST, LEONGATHA, VIC 3953

3 2 2

Sale Price

\$409,000

Sale Date: 31/10/2016

Distance from Property: 1.5km



13 OGILVY ST, LEONGATHA, VIC 3953

3 2 2

Sale Price

\$445,000

Sale Date: 22/10/2016

Distance from Property: 693m



This report has been compiled on 04/08/2017 by Landmark Operations Limited. 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

56 TURNER STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Price Range: \$411,000 to \$455,000

Median sale price

Median price \$311,000

House

Unit

Suburb

LEONGATHA

Period 01 July 2016 to 30 June 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
22 ARCADIA CRES, LEONGATHA, VIC 3953	Price Withheld	16/06/2017
91 PARR ST, LEONGATHA, VIC 3953	\$409,000	31/10/2016
13 OGILVY ST, LEONGATHA, VIC 3953	\$445,000	22/10/2016