

**ALEX SCOTT
AND STAFF**

Est. 1886

STATEMENT OF INFORMATION

5/10-12 BELLINGHAM STREET, LEONGATHA, VIC 3953

PREPARED BY ANDREW NEWTON, ALEX SCOTT LEONGATHA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**5/10-12 BELLINGHAM STREET,**

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Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Single Price: \$229,000**

Provided by: Andrew Newton, Alex Scott Leongatha

MEDIAN SALE PRICE

**LEONGATHA, VIC, 3953**

Suburb Median Sale Price (Unit)

\$250,000

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.

**2/2 CONWAY ST, LEONGATHA, VIC 3953**

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Sale Price

***\$225,000**

Sale Date: 24/01/2018

Distance from Property: 636m

**1/2 CONWAY ST, LEONGATHA, VIC 3953**

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Sale Price

***\$223,000**

Sale Date: 25/11/2017

Distance from Property: 644m

**4/10 BELLINGHAM ST, LEONGATHA, VIC 3953**

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Sale Price

\$205,000

Sale Date: 04/10/2017

Distance from Property: 30m

**This report has been compiled on 05/03/2018 by Alex Scott Leongatha. 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

5/10-12 BELLINGHAM STREET, LEONGATHA, VIC 3953

Indicative selling price

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

Single Price:

\$229,000

Median sale price

Median price

\$250,000

House

Unit

X

Suburb

LEONGATHA

Period

01 January 2017 to 31 December
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
2/2 CONWAY ST, LEONGATHA, VIC 3953	*\$225,000	24/01/2018
1/2 CONWAY ST, LEONGATHA, VIC 3953	*\$223,000	25/11/2017
4/10 BELLINGHAM ST, LEONGATHA, VIC 3953	\$205,000	04/10/2017