

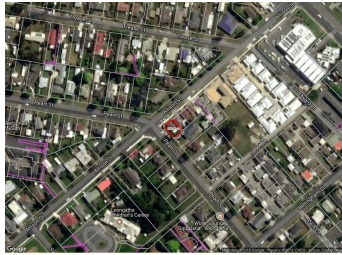
**STATEMENT OF INFORMATION**

1/39 PEART STREET, LEONGATHA, VIC 3953

PREPARED BY MATT REDMOND, LANDMARK HARCOURTS LEONGATHA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/39 PEART STREET, LEONGATHA, VIC**

2 1 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$295,000**

Provided by: Matt Redmond, Landmark Harcourts Leongatha

## MEDIAN SALE PRICE



**LEONGATHA, VIC, 3953**

Suburb Median Sale Price (Unit)

**\$270,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**26/17 MACDONALD ST, LEONGATHA, VIC**

2 1 1

Sale Price

**\*\$300,000**

Sale Date: 16/05/2018

Distance from Property: 1.7km



**2/13 HASSETT ST, LEONGATHA, VIC 3953**

2 1 1

Sale Price

**\*\$280,000**

Sale Date: 15/03/2018

Distance from Property: 1.2km



**2/42 OGILVY ST, LEONGATHA, VIC 3953**

2 1 1

Sale Price

**\$285,000**

Sale Date: 20/12/2017

Distance from Property: 1.3km



This report has been compiled on 14/06/2018 by Landmark Operations Limited. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/39 PEART STREET, LEONGATHA, VIC 3953

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$295,000

### Median sale price

Median price

\$270,000

House

Unit

X

Suburb

LEONGATHA

Period

01 April 2017 to 31 March 2018

Source

pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
26/17 MACDONALD ST, LEONGATHA, VIC 3953	*\$300,000	16/05/2018
2/13 HASSETT ST, LEONGATHA, VIC 3953	*\$280,000	15/03/2018
2/42 OGILVY ST, LEONGATHA, VIC 3953	\$285,000	20/12/2017