

**ALEX SCOTT  
AND STAFF**

*Est. 1886*

# **STATEMENT OF INFORMATION**

1/61 SHINGLER STREET, LEONGATHA, VIC 3953

PREPARED BY ANDREW NEWTON, ALEX SCOTT LEONGATHA

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

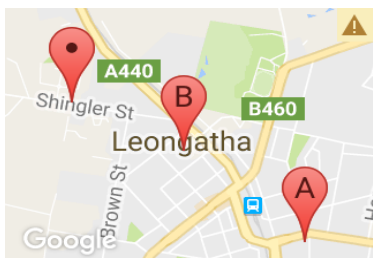
**1/61 SHINGLER STREET, LEONGATHA,**

3 2 2

**Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**\$345,000**

Provided by: Andrew Newton, Alex Scott Leongatha

## SUBURB MEDIAN

**LEONGATHA, VIC, 3953**

Suburb Median Sale Price (Unit)

**\$235,000**

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.

**7 ALLISON ST, LEONGATHA, VIC 3953**

3 2 2

Sale Price

**\*\$345,000**

Sale Date: 10/03/2017

Distance from Property: 652m

**3/22 OGILVY ST, LEONGATHA, VIC 3953**

2 1 1

Sale Price

**\$280,000**

Sale Date: 28/11/2016

Distance from Property: 1.8km

**7 ALLISON ST, LEONGATHA, VIC 3953**

- - -

Sale Price

**\$345,000**

Sale Date: 23/12/2016

Distance from Property: 804m

**This report has been compiled on 08/06/2017 by Alex Scott Leongatha. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

1/61 SHINGLER 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 / Range

\$345,000

### Median sale price

Median price

\$235,000

House

Unit

X

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
7 ALLISON ST, LEONGATHA, VIC 3953	*\$345,000	10/03/2017
3/22 OGILVY ST, LEONGATHA, VIC 3953	\$280,000	28/11/2016
7 ALLISON ST, LEONGATHA, VIC 3953	\$345,000	23/12/2016