

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 TURNER STREET LEONGATHA VIC 3953

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Leongatha

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

26 RAYSON DRIVE LEONGATHA VIC 3953	\$677,500	20-Jul-22
8 LUXFORD LANE LEONGATHA VIC 3953	\$672,000	29-Nov-21
77 SHINGLER STREET LEONGATHA VIC 3953	\$695,000	12-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 17 January 2023


**26 RAYSON DRIVE LEONGATHA
VIC 3953**
 4  2  2

Sold Price

\$677,500

Sold Date

20-Jul-22

Distance

1.11km

**8 LUXFORD LANE LEONGATHA
VIC 3953**
 4  2  2

Sold Price

\$672,000

Sold Date

29-Nov-21

Distance

1.25km

**77 SHINGLER STREET LEONGATHA
VIC 3953**
 4  2  2

Sold Price

\$695,000

Sold Date

12-Oct-21

Distance

2.05km

RS = Recent sale

UN = Undisclosed Sale

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