

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for sale

Address  
Including suburb and  
postcode

20 YARRAGON ROAD, 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:

\$425,000

### Median sale price

Median price

\$575,000

Property type

House

Suburb

LEONGATHA

Period

01 April 2023 to 31 March 2024

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

26 MARY ROGERS CRES, LEONGATHA, VIC 3953	*\$435,000	24/04/2024
40 ABECKETT ST, LEONGATHA, VIC 3953	*\$430,000	26/02/2024
3 BOND CRT, LEONGATHA, VIC 3953	\$420,000	09/10/2023

This Statement of Information was prepared on:

02/05/2024