

## 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

5 JOHNSON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$465,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Leongatha

Period-from

01 Apr 2022

to

31 Mar 2023

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

20 KOONWARRA ROAD LEONGATHA VIC 3953	\$500,000	02-Sep-22
26 HORN STREET LEONGATHA VIC 3953	\$450,000	18-Nov-22
1 HASSETT STREET LEONGATHA VIC 3953	\$550,000	21-May-22

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: 20 April 2023


**20 KOONWARRA ROAD  
LEONGATHA VIC 3953**
 3   
  1   
  1

 Sold Price    **\$500,000**    Sold Date    **02-Sep-22**

 Distance    **0.86km**

**26 HORN STREET LEONGATHA VIC 3953**
 3   
  1   
  1

 Sold Price    **\$450,000**    Sold Date    **18-Nov-22**

 Distance    **1.56km**

**1 HASSETT STREET LEONGATHA  
VIC 3953**
 3   
  1   
  1

 Sold Price    **\$550,000**    Sold Date    **21-May-22**

 Distance    **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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