

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**52 Carr Avenue,  
LEONGATHA 3953**

### Indicative selling price

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

**Single price \$920,000**

### Median sale price

Median **House** for **LEONGATHA** for period **Jan 2019 - Nov 2019**

Sourced from [Realestate.com.au](http://Realestate.com.au).

**\$463,750**

### 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 the most comparable to the property for sale.

<b>5 Darleen Court,</b> Leongatha 3953	Price <b>\$850,000</b> Sold 13 May 2019
<b>2 Ditchley Court,</b> Leongatha 3953	Price <b>\$760,000</b> Sold 11 November 2019
<b>2 Norview Drive,</b> Leongatha 3953	Price <b>\$705,000</b> Sold 28 August 2019

This Statement of Information was prepared on 29th Nov 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [Realestate.com.au](http://Realestate.com.au).

House

 4 beds

 2 baths

 5 parking

#### Stockdale & Leggo Leongatha

15 Bair Street,  
Leongatha VIC 3953

#### Contact agents

 **Mike West**  
Stockdale & Leggo

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& Leggo**