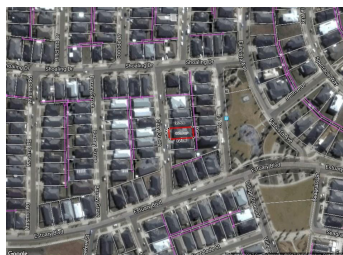


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 CASY GROVE, LEOPOLD, VIC 3224

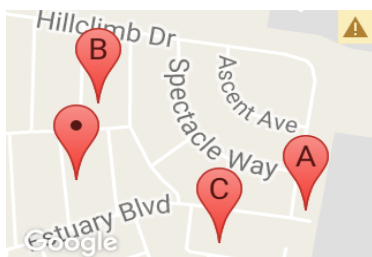
3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$440,000 to \$470,000**

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$410,000

01 April 2016 to 31 March 2017

Provided by: pricfinder

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.



79 ESTUARY BVD, LEOPOLD, VIC 3224

3 2 3

Sale Price

\$450,000

Sale Date: 30/01/2017

Distance from Property: 375m



6 KOMBI RD, LEOPOLD, VIC 3224

4 2 2

Sale Price

***\$450,000**

Sale Date: 10/06/2017

Distance from Property: 141m



11 SEAGRASS ST, LEOPOLD, VIC 3224

4 2 2

Sale Price

***\$450,000**

Sale Date: 06/06/2017

Distance from Property: 257m



This report has been compiled on 28/06/2017 by Allpoints@Leopold. Property Data Solutions Pty Ltd 2017 - www.pricfinder.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

11 CASY GROVE, LEOPOLD, VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$440,000 to \$470,000

Median sale price

Median price

\$410,000

House

X

Unit

Suburb

LEOPOLD

Period

01 April 2016 to 31 March 2017

Source



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
79 ESTUARY BVD, LEOPOLD, VIC 3224	\$450,000	30/01/2017
6 KOMBI RD, LEOPOLD, VIC 3224	*\$450,000	10/06/2017
11 SEAGRASS ST, LEOPOLD, VIC 3224	*\$450,000	06/06/2017