

## Statement of Information

Section 47AF of the Estate Agents Act 1980

### Property offered for sale 3/21 Benita Place, LEOPOLD 3224

#### Indicative selling price

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

**Range \$385,000 - \$415,000**

#### Median sale price

Median **Unit** for **LEOPOLD** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$395,000**

#### Comparable property sales

**3/6 Newbank Court,**  
Leopold 3224

**Price \$410,000** Sold 30 July  
2019

**2/21 Kylemore Court,**  
Leopold 3224

**Price \$410,000** Sold 01  
November 2019

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 22nd 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 Pricefinder.

Unit  
2 beds 1 baths

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

267 Myers Street,  
East Geelong VIC 3219

#### Contact agents



**Jayden Overall**

03 5229 4440  
0400 911 740

[jayden.overall@hayeswinckle.com.au](mailto:jayden.overall@hayeswinckle.com.au)



**Stacey Billerwell**

03 5229 4440  
0419 713 330

[stacey.hayes@hayeswinckle.com.au](mailto:stacey.hayes@hayeswinckle.com.au)

**[hayeswinckle]**