



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**17 Hillclimb Drive,  
LEOPOLD 3224**

### Indicative selling price

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

**Range \$459,000 - \$485,000**

### Median sale price

Median **House** for **LEOPOLD** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

**\$495,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**31 Spectacle Way,**  
Leopold 3224

**Price \$550,000** Sold 06  
February 2019

**27 Paraffin Dr,**  
Leopold 3224

**Price \$540,000** Sold 15  
November 2019

**18 Cypress Cres,**  
Leopold 3224

**Price \$510,000** Sold 05  
November 2018

### 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.

House



3 beds



2 baths



2 parking

**Team 3212 Pty Ltd t/as  
Hayeswinckle Agent**

Shop 5, 3-5 Forest Road,  
South Lara VIC 3212

### Contact agents



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