



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

6 Dylan 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 \$759,000 - \$799,000**

### Median sale price

Median **House** for **LEOPOLD** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$447,500**

### 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.

**5 Mandlay Close,**  
Leopold 3224

Price **\$750,000** Sold 27  
February 2018

**5 Victoria Place,**  
Leopold 3224

Price **\$800,000** Sold 04  
March 2017

**27 Birchbank Court,**  
Leopold 3224

Price **\$820,000** Sold 24 July  
2017

### 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.

**Team 3216 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents



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