

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 BIRCHBANK COURT, LEOPOLD, VIC

4 2 5

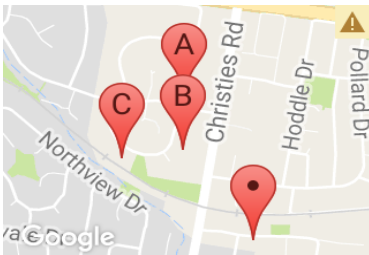
Indicative Selling Price

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

Price Range: \$699,000 to \$739,000

Provided by: Milly Nunn, Hocking Stuart Geelong

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$410,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

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.



59 HIGHLAND WAY, LEOPOLD, VIC 3224

4 2 4

Sale Price

\$705,000

Sale Date: 21/05/2016

Distance from Property: 556m



36 WASHINGTON GDNS, LEOPOLD, VIC 3224

4 2 6

Sale Price

\$717,000

Sale Date: 07/03/2016

Distance from Property: 395m



18 WASHINGTON GDNS, LEOPOLD, VIC 3224

4 2 3

Sale Price

***\$660,000**

Sale Date: 02/05/2017

Distance from Property: 519m



This report has been compiled on 27/06/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.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

12 BIRCHBANK COURT, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$699,000 to \$739,000

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
59 HIGHLAND WAY, LEOPOLD, VIC 3224	\$705,000	21/05/2016
36 WASHINGTON GDNS, LEOPOLD, VIC 3224	\$717,000	07/03/2016
18 WASHINGTON GDNS, LEOPOLD, VIC 3224	*\$660,000	02/05/2017