



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 25 Yeoman Crescent, LEOPOLD 3224

### Indicative selling price

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

**Range \$489,000 - \$529,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$510,000**

### 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.

<b>1 Yeoman Crescent,</b> Leopold 3224	Price <b>\$497,000</b> Sold 26 July 2019
<b>22 Hoddle Drive,</b> Leopold 3224	Price <b>\$506,000</b> Sold 10 July 2019
<b>40 Blake Drive,</b> Leopold 3224	Price <b>\$498,000</b> Sold 30 July 2019

This Statement of Information was prepared on 11th Oct 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.

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents

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