

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 11 Glen Fair Way (Corner of 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 \$635,000 - \$665,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$445,750**

### 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.

**25 Birchbank Crt,**  
Leopold 3224

**Price \$655,000** Sold 02 July 2017

**5 Glen Fair Way,**  
Leopold 3224

**Price \$655,000** Sold 06 October 2017

**1 Baltic Pl,**  
Leopold 3224

**Price \$725,000** Sold 19 December 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.

House

4 beds

2 baths

2 parking

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

79 Barrabool Road,  
Highton VIC 3216

### Contact agents



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