

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 MANDLAY CLOSE, LEOPOLD, VIC 3224

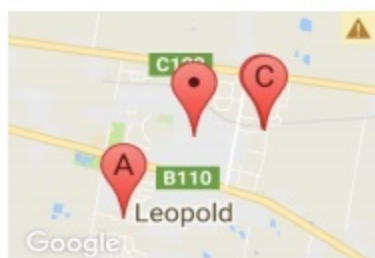
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Indicative Selling Price

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

Price Range: **\$750,000 to \$820,000**

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$430,000

01 October 2016 to 30 September 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.



58 CYPRESS CRES, LEOPOLD, VIC 3224

4 2 6

Sale Price

\$700,000

Sale Date: 12/09/2017

Distance from Property: 1.5km



25 BIRCHBANK CRT, LEOPOLD, VIC 3224

4 2 3

Sale Price

\$735,000

Sale Date: 02/07/2017

Distance from Property: 899m



27 BIRCHBANK CRT, LEOPOLD, VIC 3224

5 4 3

Sale Price

\$820,000

Sale Date: 27/07/2017

Distance from Property: 923m



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

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Indicative selling price

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Price Range: \$750,000 to \$820,000

Median sale price

Median price

\$430,000

House

X

Unit

Suburb

LEOPOLD

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
58 CYPRESS CRES, LEOPOLD, VIC 3224	\$700,000	12/09/2017
25 BIRCHBANK CRT, LEOPOLD, VIC 3224	\$735,000	02/07/2017
27 BIRCHBANK CRT, LEOPOLD, VIC 3224	\$820,000	27/07/2017