



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**18 Hillclimb Drive,
LEOPOLD 3224**

Indicative selling price

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

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

Median sale price

Median **House** for **LEOPOLD** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$535,000

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.

70 Trumper Crescent,
Leopold 3224

Price **\$525,000** Sold 01
October 2019

23 Shoaling Drive,
Leopold 3224

Price **\$510,000** Sold 30 July
2019

19 Treefern Street,
Leopold 3224

Price **\$515,000** Sold 19
August 2019

This Statement of Information was prepared on 29th 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.

House

4 beds

2 baths

2 parking

**Team 3219 Pty Ltd t/as
Hayeswinckle Agent**

267 Myers Street,
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Contact agents



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