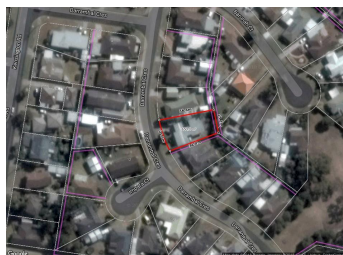


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 DARRAMBAL CRESCENT, LEOPOLD,

3 2 2

Indicative Selling Price

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

Single Price: **\$379,000**

Provided by: Janet McIntosh , Allpoints@Leopold

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$440,000

01 January 2017 to 31 December 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.



14 LONGVIEW AVE, LEOPOLD, VIC 3224

4 2 4

Sale Price

***\$365,000**

Sale Date: 15/08/2017

Distance from Property: 857m



16 ALLAMBIE ST, LEOPOLD, VIC 3224

2 1 2

Sale Price

\$385,000

Sale Date: 11/09/2017

Distance from Property: 1.4km



8 HEATHERLEA CRT, LEOPOLD, VIC 3224

3 2 1

Sale Price

\$375,000

Sale Date: 20/12/2017

Distance from Property: 190m



This report has been compiled on 07/02/2018 by Allpoints@Leopold. Property Data Solutions Pty Ltd 2018 - 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

11 DARRAMBAL CRESCENT, LEOPOLD, VIC 3224

Indicative selling price

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

Single Price:

\$379,000

Median sale price

Median price

\$440,000

House

X

Unit


Suburb

LEOPOLD

Period

01 January 2017 to 31 December 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
14 LONGVIEW AVE, LEOPOLD, VIC 3224	*\$365,000	15/08/2017
16 ALLAMBIE ST, LEOPOLD, VIC 3224	\$385,000	11/09/2017
8 HEATHERLEA CRT, LEOPOLD, VIC 3224	\$375,000	20/12/2017