

STATEMENT OF INFORMATION

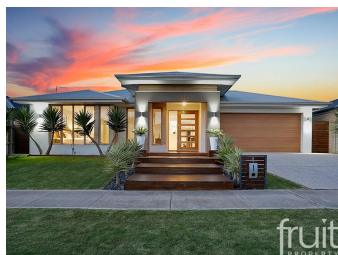
4 PESCIA COURT, LEOPOLD, VIC 3224

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 PESCIA COURT, LEOPOLD, VIC 3224

 4  2  2

Indicative Selling Price

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

Price Range: \$629,000 to \$649,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$440,000

01 April 2017 to 30 September 2017

Provided by: 

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.



3 LUCCA CRT, LEOPOLD, VIC 3224

 4  2  2

Sale Price

***\$610,000**

Sale Date: 31/07/2017

Distance from Property: 246m



13 LORIKEET CRT, LEOPOLD, VIC 3224

 4  2  2

Sale Price

\$630,000

Sale Date: 13/07/2017

Distance from Property: 533m



56 POLLARD DR, LEOPOLD, VIC 3224

 5  2  4

Sale Price

***\$650,000**

Sale Date: 23/10/2017

Distance from Property: 119m



This report has been compiled on 11/11/2017 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2017 - 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

4 PESCIA COURT, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$629,000 to \$649,000

Median sale price

Median price

\$440,000

House

X

Unit

Suburb

LEOPOLD

Period

01 April 2017 to 30 September 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
3 LUCCA CRT, LEOPOLD, VIC 3224	*\$610,000	31/07/2017
13 LORIKEET CRT, LEOPOLD, VIC 3224	\$630,000	13/07/2017
56 POLLARD DR, LEOPOLD, VIC 3224	*\$650,000	23/10/2017