

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 REBECCA DRIVE, LEOPOLD, VIC 3224

4 2 2

Indicative Selling Price

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

Price Range: **\$449,000 to \$489,000**

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.



97 NORTHVIEW DR, LEOPOLD, VIC 3224

4 2 3

Sale Price

\$480,000

Sale Date: 24/06/2017

Distance from Property: 870m



24 HIGHLAND WAY, LEOPOLD, VIC 3224

3 2 2

Sale Price

***\$462,000**

Sale Date: 19/07/2017

Distance from Property: 378m



9 ARABANDO DR, LEOPOLD, VIC 3224

3 2 2

Sale Price

\$452,000

Sale Date: 14/06/2017

Distance from Property: 708m



This report has been compiled on 26/10/2017 by Allpoints@Leopold. 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

5 REBECCA DRIVE, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$449,000 to \$489,000

Median sale price

Median price

\$430,000

House

X

Unit

Suburb

LEOPOLD

Period

01 October 2016 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
97 NORTHVIEW DR, LEOPOLD, VIC 3224	\$480,000	24/06/2017
24 HIGHLAND WAY, LEOPOLD, VIC 3224	*\$462,000	19/07/2017
9 ARABANDO DR, LEOPOLD, VIC 3224	\$452,000	14/06/2017
5 ALIDA CRT, LEOPOLD, VIC 3224	\$495,000	12/05/2017