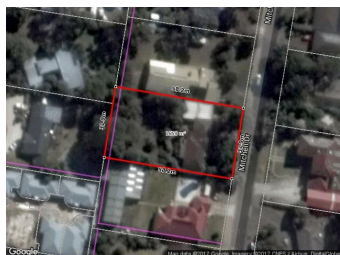


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MITCHELL DRIVE, LEOPOLD, VIC 3224

4 2 3

Indicative Selling Price

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

Price Range: \$480,000 to \$520,000

Provided by: Janet McIntosh, Allpoints@Leopold

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$410,000

01 April 2016 to 31 March 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.



15 THE CRES, LEOPOLD, VIC 3224

3 2 3

Sale Price

\$505,000

Sale Date: 17/08/2016

Distance from Property: 965m



119 CHRISTIES RD, LEOPOLD, VIC 3224

4 2 5

Sale Price

\$520,000

Sale Date: 07/12/2016

Distance from Property: 453m



11 DYLAN PL, LEOPOLD, VIC 3224

4 2 4

Sale Price

\$510,000

Sale Date: 29/09/2016

Distance from Property: 1.4km



This report has been compiled on 27/06/2017 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

8 MITCHELL DRIVE, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$410,000

House

X

Unit

Suburb

LEOPOLD

Period

01 April 2016 to 31 March 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
15 THE CRES, LEOPOLD, VIC 3224	\$505,000	17/08/2016
119 CHRISTIES RD, LEOPOLD, VIC 3224	\$520,000	07/12/2016
11 DYLAN PL, LEOPOLD, VIC 3224	\$510,000	29/09/2016