

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61A SIMONS ROAD, LEOPOLD, VIC 3224

3 1 1

Indicative Selling Price

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

Price Range: **\$379,000 to \$409,000**

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (Unit)

\$320,000

01 April 2017 to 31 March 2018

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.



7 HARDWOOD WALK, LEOPOLD, VIC 3224

3 2 2

Sale Price

\$385,000

Sale Date: 05/12/2017

Distance from Property: 2.1km



1/11 THE CRT, LEOPOLD, VIC 3224

2 1 1

Sale Price

\$390,000

Sale Date: 30/01/2018

Distance from Property: 1.1km



10 BARNEY GR, LEOPOLD, VIC 3224

3 1 1

Sale Price

***\$410,000**

Sale Date: 03/02/2018

Distance from Property: 2.1km



This report has been compiled on 18/04/2018 by Allpoints@Leopold. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

61A SIMONS ROAD, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$379,000 to \$409,000

Median sale price

Median price

\$320,000

House

Unit

Suburb

LEOPOLD

Period

01 April 2017 to 31 March 2018

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
7 HARDWOOD WALK, LEOPOLD, VIC 3224	\$385,000	05/12/2017
1/11 THE CRT, LEOPOLD, VIC 3224	\$390,000	30/01/2018
10 BARNEY GR, LEOPOLD, VIC 3224	*\$410,000	03/02/2018