

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

9 Ebbtide Drive,  
LEOPOLD 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Single price \$459,000**

### Median sale price

Median **House** for **LEOPOLD** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$475,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**12 Masimo Road,**  
Leopold 3224

**Price \$452,000** Sold 20  
August 2018

**33 Shoaling Drive,**  
Leopold 3224

**Price \$445,000** Sold 23 May  
2018

**12 Parkfront Drive,**  
Leopold 3224

**Price \$460,000** Sold 12  
April 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

### Ray White Geelong

86 Ryrie Street,  
Geelong VIC 3220

### Contact agents



**Glenn Hardman**  
Ray White

0419 006 480

[glenn.hardman@raywhite.com](mailto:glenn.hardman@raywhite.com)

**RayWhite**