



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**23 Hannan Crescent,
LEOPOLD 3224**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$540,000 - \$580,000

Median sale price

Median **House** for **LEOPOLD** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$510,000

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 the most comparable to the property for sale.

7 Birchbank Court,
Leopold 3224

Price **\$589,000** Sold 02 July
2019

4 Green Acre Road,
Leopold 3224

Price **\$610,000** Sold 10
August 2019

5 Huon Crescent,
Leopold 3224

Price **\$570,000** Sold 29
August 2019

This Statement of Information was prepared on 28th Oct 2019

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.

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
Newtown VIC 3220

Contact agents



Grace Borg

03 529 73888
0416 646 047

grace.borg@hayeswinckle.com.au



Michaela Miller

03 529 73888
0412 461 195

michaela.miller@hayeswinckle.com.au

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