

# RT Edgar

## STATEMENT OF INFORMATION

15 January 2019

### Property offered for sale

48 Cypress Crescent Leopold 3224

### Indicative selling price

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

Range between \$558,000 and \$598,000

### Median sale price

Median Price \$485,000 Suburb or locality Leopold Property Type House

Period From 01/07/2018 to 30/09/2018 Source REIV

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agents and John Brodie consider to be most comparable to the property for sale.

| Address of comparable property   | Price     | Date of sale |
|----------------------------------|-----------|--------------|
| 3 Kintyre Crescent, LEOPOLD 3224 | \$621,000 | 04/07/2017   |
| 5 Kombi Road, LEOPOLD 3224       | \$605,000 | 03/10/2017   |
| 80 Ash Road LEOPOLD 3224         | \$595,000 | 07/02/2018   |