

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

In conjunction with

Ian Reid
Vendor Advocates

3/6 NEWBANK COURT, LEOPOLD, VIC

 2  1  2

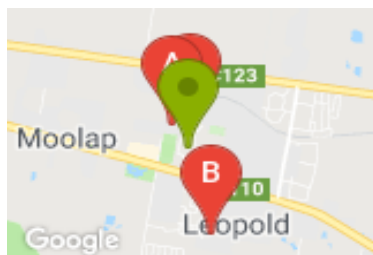
Indicative Selling Price

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

Price Range: \$380,000 to \$410,000

Provided by: Nicole Rowe, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (Unit)

\$395,000

01 January 2019 to 30 June 2019

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.



2/42 BENITA PL, LEOPOLD, VIC 3224

 2  1  1

Sale Price

\$410,000

Sale Date: 27/11/2018

Distance from Property: 402m



2/10 CARMICHAEL CRT, LEOPOLD, VIC 3224

 2  2  2

Sale Price

\$426,000

Sale Date: 28/08/2018

Distance from Property: 1.3km



1/37 BARRABOOL CRES, LEOPOLD, VIC 3224

 2  1  1

Sale Price

\$398,000

Sale Date: 09/06/2018

Distance from Property: 376m



This report has been compiled on 19/07/2019 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

3/6 NEWBANK COURT, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$380,000 to \$410,000

Median sale price

Median price

\$395,000

House

Unit

X

Suburb

LEOPOLD

Period

01 January 2019 to 30 June 2019

Source

pricfinder

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
2/42 BENITA PL, LEOPOLD, VIC 3224	\$410,000	27/11/2018
2/10 CARMICHAEL CRT, LEOPOLD, VIC 3224	\$426,000	28/08/2018
1/37 BARRABOOL CRES, LEOPOLD, VIC 3224	\$398,000	09/06/2018