





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 19 PINE GROVE, LEOPOLD, VIC 3224







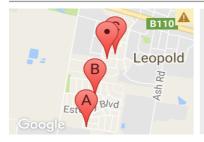
**Indicative Selling Price** 

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

Price Range:

\$415,000 to \$440,000

# MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

**Suburb Median Sale Price (House)** 

\$410,000

01 April 2016 to 31 March 2017

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.



33 TREEFERN ST, LEOPOLD, VIC 3224







Sale Price

\*\$430,000

Sale Date: 23/05/2017

Distance from Property: 1km





38 SHOALING DR, LEOPOLD, VIC 3224







Sale Price

\*\$420,000

Sale Date: 27/04/2017

Distance from Property: 553m





5 DAXTER CRT, LEOPOLD, VIC 3224







**Sale Price** 

\$415,000

Sale Date: 07/03/2017

Distance from Property: 125m



# 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	19 PINE GROVE, LEOPOLD, VIC 3224	
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#### Indicative selling price

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

Price Range: \$415,000 to \$440,000

#### Median sale price

Median price	\$410,000	House X	Unit	Suburb	LEOPOLD
Period	01 April 2016 to 31 March 2017		Source		ricefinder

## 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
33 TREEFERN ST, LEOPOLD, VIC 3224	*\$430,000	23/05/2017
38 SHOALING DR, LEOPOLD, VIC 3224	*\$420,000	27/04/2017
5 DAXTER CRT, LEOPOLD, VIC 3224	\$415,000	07/03/2017

