

# STATEMENT OF INFORMATION

19 PINE GROVE, LEOPOLD, VIC 3224

PREPARED BY ALLPOINTS@LEOPOLD, 22 DOROTHY STREET LEOPOLD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**19 PINE GROVE, LEOPOLD, VIC 3224**

4 2 2

### Indicative Selling Price

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

4 2 2

### Sale Price

**\*\$430,000**

Sale Date: 23/05/2017

Distance from Property: 1km



**38 SHOALING DR, LEOPOLD, VIC 3224**

3 2 2

### Sale Price

**\*\$420,000**

Sale Date: 27/04/2017

Distance from Property: 553m



**5 DAXTER CRT, LEOPOLD, VIC 3224**

3 2 2

### Sale Price

**\$415,000**

Sale Date: 07/03/2017

Distance from Property: 125m



This report has been compiled on 23/06/2017 by Allpoints@Leopold. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

Property offered for sale

Address  
Including suburb and  
postcode

19 PINE GROVE, LEOPOLD, VIC 3224

Indicative selling price

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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



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