

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 Kombi Road Leopold VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

range

between

\$489,000

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,500

*House

X

*Unit

Suburb

Leopold

Period-from

01 Apr 2018

to

31 Mar 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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

45 Hillclimb Drive Leopold VIC 3224	\$496,000	03-Nov-18
15 Timberland Street Leopold VIC 3224	\$505,000	29-Nov-18
5 Swamphen Drive Leopold VIC 3224	\$490,000	03-Oct-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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45 Hillclimb Drive Leopold VIC 3224

4 2 2

Sold Price

\$496,000

Sold Date

03-Nov-18

Distance

0.11km



15 Timberland Street Leopold VIC 3224

3 2 2

Sold Price

\$505,000

Sold Date

29-Nov-18

Distance

0.51km



5 Swampen Drive Leopold VIC 3224

3 2 2

Sold Price

\$490,000

Sold Date

03-Oct-18

Distance

2.37km

RS = Recent sale

UN = Undisclosed Sale

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