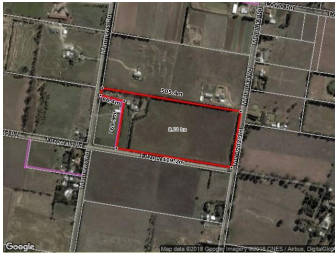




**RICHARDSON**  
REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2-50 FITZGERALD ROAD, LEOPOLD, VIC**



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### Indicative Selling Price

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

Single Price: **\$1,100,000**

## MEDIAN SALE PRICE



**LEOPOLD, VIC, 3224**

Suburb Median Sale Price (House)

**\$450,251**

01 April 2017 to 31 March 2018

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This report has been compiled on 24/04/2018 by H F Richardson & Co Real Estate - Newtown. Property Data Solutions Pty Ltd 2018 - [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<br>Including suburb and<br>postcode | 2-50 FITZGERALD ROAD, LEOPOLD, VIC 3224 |
|---------------------------------------------|-----------------------------------------|

Indicative selling price

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

|               |             |
|---------------|-------------|
| Single Price: | \$1,100,000 |
|---------------|-------------|

Median sale price

|              |                                |       |                                     |        |                                                                                      |        |         |
|--------------|--------------------------------|-------|-------------------------------------|--------|--------------------------------------------------------------------------------------|--------|---------|
| Median price | \$450,251                      | House | <input checked="" type="checkbox"/> | Unit   | <input type="checkbox"/>                                                             | Suburb | LEOPOLD |
| Period       | 01 April 2017 to 31 March 2018 |       |                                     | Source |  |        |         |

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.