

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



48 DARRAMBAL CRESCENT, LEOPOLD,

4 1 2

Indicative Selling Price

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

Price Range: **\$435,000 to \$465,000**

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$450,500

01 April 2017 to 31 March 2018

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.



13 ATHLON AVE, LEOPOLD, VIC 3224

3 1 2

Sale Price

***\$469,000**

Sale Date: 16/05/2018

Distance from Property: 1.3km



3 TAMAR CRT, LEOPOLD, VIC 3224

3 1 2

Sale Price

***\$452,000**

Sale Date: 03/05/2018

Distance from Property: 889m



6 LAWRENCE ST, LEOPOLD, VIC 3224

3 1 2

Sale Price

\$440,000

Sale Date: 05/03/2018

Distance from Property: 1.3km



This report has been compiled on 28/05/2018 by Allpoints@Leopold. Property Data Solutions Pty Ltd 2018 - 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

48 DARRAMBAL CRESCENT, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$435,000 to \$465,000

Median sale price

Median price

\$450,500

House

X

Unit

Suburb

LEOPOLD

Period

01 April 2017 to 31 March 2018

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
13 ATHLON AVE, LEOPOLD, VIC 3224	*\$469,000	16/05/2018
3 TAMAR CRT, LEOPOLD, VIC 3224	*\$452,000	03/05/2018
6 LAWRENCE ST, LEOPOLD, VIC 3224	\$440,000	05/03/2018