hockingstuart

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



133 HILLCLIMB DRIVE, LEOPOLD, VIC







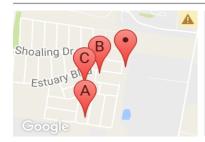
Indicative Selling Price

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

\$485,000 to 510,000

Provided by: Milly Nunn, Hocking Stuart Geelong

SUBURB MEDIAN



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.



40 VILLAGE GREEN DR, LEOPOLD, VIC 3224







Sale Price

\$480,000

Sale Date: 14/03/2017

Distance from Property: 445m













*\$485,000

Sale Date: 10/05/2017

Distance from Property: 175m





10 VILLAGE GREEN DR, LEOPOLD, VIC 3224







Sale Price

\$475,000

Sale Date: 28/07/2016

Distance from Property: 296m



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	1 133 HILLCLIMB DRIVE, LEOPOLD, VIC 3224
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Indicative selling price

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

Single Price / Range \$485,000 to 510,000

Median sale price

Median price	\$410,000	House	X	Unit		Suburb	LEOPOLD	
Period	01 April 2016 to 31 March 2017			Sour	ce	p	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
40 VILLAGE GREEN DR, LEOPOLD, VIC 3224	\$480,000	14/03/2017
1 SEAGRASS ST, LEOPOLD, VIC 3224	*\$485,000	10/05/2017
10 VILLAGE GREEN DR, LEOPOLD, VIC 3224	\$475,000	28/07/2016

