

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



133 HILLCLIMB DRIVE, LEOPOLD, VIC

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  -

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: 

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

 4
  2
  2

Sale Price

\$480,000

Sale Date: 14/03/2017

Distance from Property: 445m



1 SEAGRASS ST, LEOPOLD, VIC 3224

 4
  2
  2

Sale Price

***\$485,000**

Sale Date: 10/05/2017

Distance from Property: 175m



10 VILLAGE GREEN DR, LEOPOLD, VIC 3224

 4
  2
  2

Sale Price

\$475,000

Sale Date: 28/07/2016

Distance from Property: 296m



This report has been compiled on 13/06/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - 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

133 HILLCLIMB DRIVE, LEOPOLD, VIC 3224

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

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
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