



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**8 Farmland Lane,
LEOPOLD 3224**

Indicative selling price

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

Range \$430,000 - \$460,000

Median sale price

Median **House** for **LEOPOLD** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$510,000

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 the most comparable to the property for sale.

16 Grassland Grove,
Leopold 3224

Price **\$479,000** Sold 12
December 2018

16 Silver Gull Court,
Leopold 3224

Price **\$490,000** Sold 11
December 2018

14 Silver Gull Court,
Leopold 3224

Price **\$482,000** Sold 06 May
2019

This Statement of Information was prepared on 20th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3216 Pty Ltd t/as
Hayeswinckle Agent**

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Contact agents

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