

STATEMENT OF INFORMATION

78 ASH ROAD, LEOPOLD, VIC 3224

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



78 ASH ROAD, LEOPOLD, VIC 3224

 5  3  2

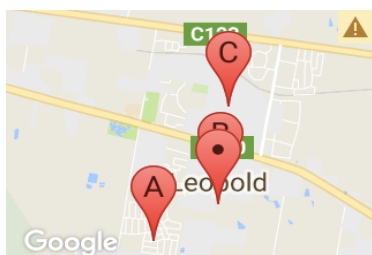
Indicative Selling Price

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

Price Range: \$755,000 to \$785,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$470,000

01 January 2018 to 31 March 2018

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.



2 HEADLAND DR, LEOPOLD, VIC 3224

 5  2  2

Sale Price

****\$755,000**

Sale Date: 02/05/2018

Distance from Property: 994m



50 ASH RD, LEOPOLD, VIC 3224

 4  2  2

Sale Price

****\$750,000**

Sale Date: 05/04/2018

Distance from Property: 233m



5 MANDLAY CL, LEOPOLD, VIC 3224

 4  4  4

Sale Price

***\$750,000**

Sale Date: 27/02/2018

Distance from Property: 1.4km



This report has been compiled on 09/05/2018 by Fruit Property Geelong. 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

78 ASH ROAD, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$755,000 to \$785,000

Median sale price

Median price

\$470,000

House

X

Unit

Suburb

LEOPOLD

Period

01 January 2018 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
2 HEADLAND DR, LEOPOLD, VIC 3224	**\$755,000	02/05/2018
50 ASH RD, LEOPOLD, VIC 3224	**\$750,000	05/04/2018
5 MANDLAY CL, LEOPOLD, VIC 3224	*\$750,000	27/02/2018