

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



97 NORTHVIEW DRIVE, LEOPOLD, VIC

4 2 2

Indicative Selling Price

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

\$465,000 to \$485,000

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.



12 HANNAN CRES, LEOPOLD, VIC 3224

4 2 2

Sale Price

***\$461,000**

Sale Date: 12/04/2017

Distance from Property: 1.1 km



10 MANDLAY CL, LEOPOLD, VIC 3224

4 2 2

Sale Price

***\$480,000**

Sale Date: 22/03/2017

Distance from Property: 452m



28 HUON CRES, LEOPOLD, VIC 3224

4 2 2

Sale Price

\$470,000

Sale Date: 03/02/2017

Distance from Property: 1.7km



This report has been compiled on 30/05/2017 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

97 NORTHVIEW DRIVE, LEOPOLD, VIC 3224

Indicative selling price

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

Single Price / Range

\$465,000 to \$485,000

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
12 HANNAN CRES, LEOPOLD, VIC 3224	*\$461,000	12/04/2017
10 MANDLAY CL, LEOPOLD, VIC 3224	*\$480,000	22/03/2017
28 HUON CRES, LEOPOLD, VIC 3224	\$470,000	03/02/2017