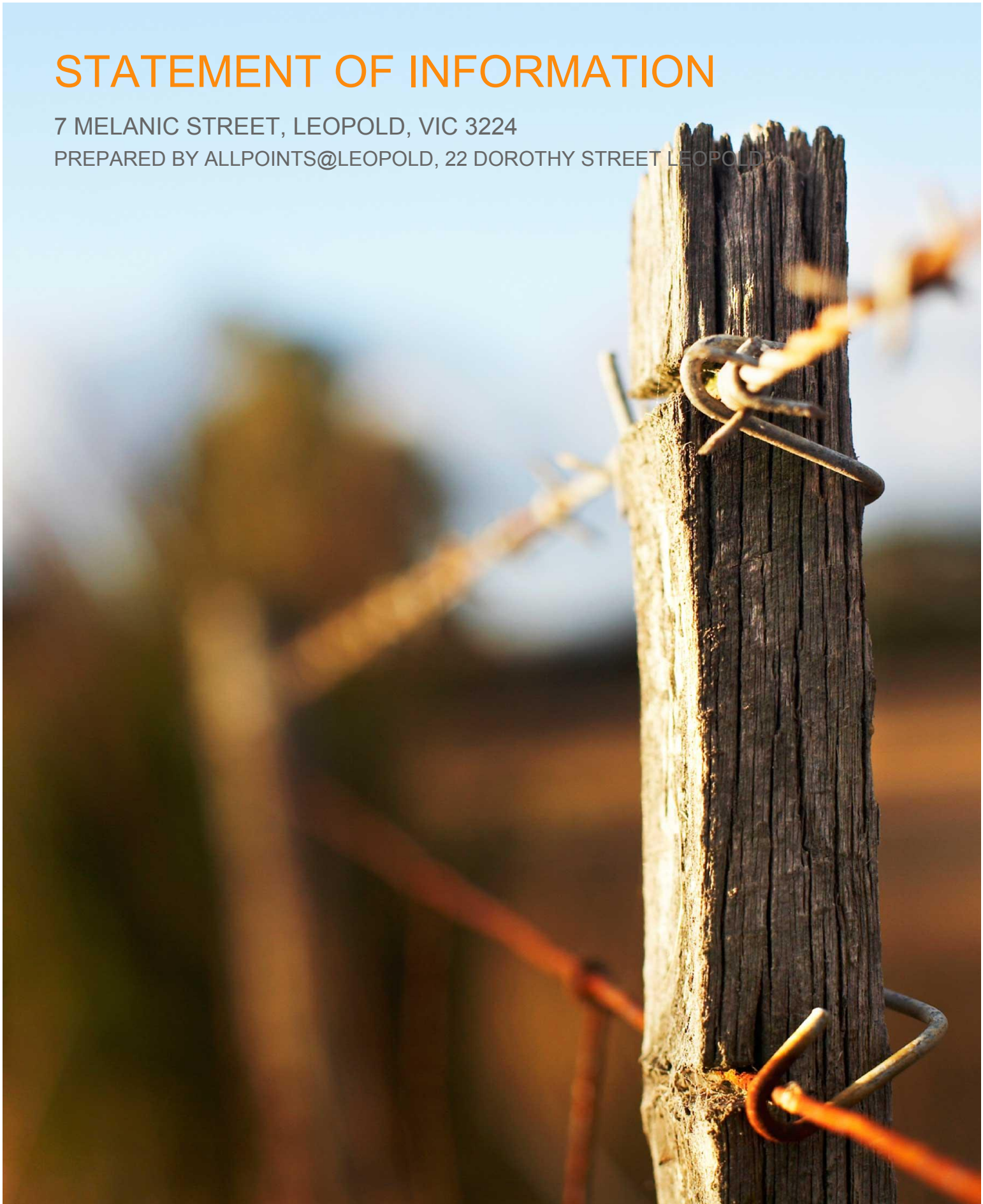


STATEMENT OF INFORMATION

7 MELANIC STREET, LEOPOLD, VIC 3224

PREPARED BY ALLPOINTS@LEOPOLD, 22 DOROTHY STREET LEOPOLD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MELANIC STREET, LEOPOLD, VIC 3224

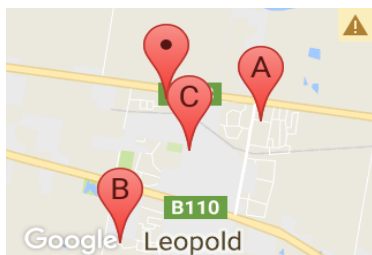
2 1 3

Indicative Selling Price

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

Price Range: **\$349,000 to \$379,000**

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$420,000

01 July 2016 to 30 June 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.



8 SHORTLAND WAY, LEOPOLD, VIC 3224

3 2 2

Sale Price

***\$402,500**

Sale Date: 12/07/2017

Distance from Property: 1.3km



17 CYPRESS CRES, LEOPOLD, VIC 3224

3 2 3

Sale Price

\$385,000

Sale Date: 12/04/2017

Distance from Property: 2.1km



5 RUSHMORE CRT, LEOPOLD, VIC 3224

3 2 2

Sale Price

\$369,000

Sale Date: 21/11/2016

Distance from Property: 788m



This report has been compiled on 24/08/2017 by Allpoints@Leopold. 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

7 MELANIC STREET, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$349,000 to \$379,000

Median sale price

Median price

\$420,000

House

X

Unit


Suburb

LEOPOLD

Period

01 July 2016 to 30 June 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
8 SHORTLAND WAY, LEOPOLD, VIC 3224	*\$402,500	12/07/2017
17 CYPRESS CRES, LEOPOLD, VIC 3224	\$385,000	12/04/2017
5 RUSHMORE CRT, LEOPOLD, VIC 3224	\$369,000	21/11/2016