



# STATEMENT OF INFORMATION

75 ESTUARY BOULEVARD, LEOPOLD, VIC

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**75 ESTUARY BOULEVARD, LEOPOLD, VIC**  4  2  2

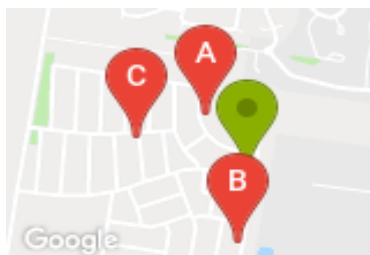
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$519,000.00**

Provided by: David Phillips, Fruit Property Geelong

## MEDIAN SALE PRICE



**LEOPOLD, VIC, 3224**

Suburb Median Sale Price (House)

**\$482,500**

01 January 2018 to 30 June 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.



**36 SPECTACLE WAY, LEOPOLD, VIC 3224**

 4  2  2

Sale Price

**\$518,000**

Sale Date: 21/04/2018

Distance from Property: 236m



**79 VILLAGE GREEN DR, LEOPOLD, VIC 3224**

 4  2  2

Sale Price

**\$510,000**

Sale Date: 22/01/2018

Distance from Property: 265m



**2 CASY GR, LEOPOLD, VIC 3224**

 3  2  2

Sale Price

**\$510,000**

Sale Date: 06/03/2018

Distance from Property: 378m



This report has been compiled on 24/07/2018 by Fruit Property Geelong. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

75 ESTUARY BOULEVARD, LEOPOLD, VIC

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$519,000.00

Median sale price

Median price

\$482,500

House

X

Unit


Suburb

LEOPOLD

Period

01 January 2018 to 30 June 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
36 SPECTACLE WAY, LEOPOLD, VIC 3224	\$518,000	21/04/2018
79 VILLAGE GREEN DR, LEOPOLD, VIC 3224	\$510,000	22/01/2018
2 CASY GR, LEOPOLD, VIC 3224	\$510,000	06/03/2018