

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 PARAFFIN DRIVE, LEOPOLD, VIC 3224**  4  2  2

### Indicative Selling Price

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

**Price Range: \$590,000 to \$620,000**

Provided by: Milly Nunn, Hocking Stuart Geelong

## MEDIAN SALE PRICE



### LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

**\$420,000**

01 July 2016 to 30 June 2017

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.



### 3 LUCCA CRT, LEOPOLD, VIC 3224

 4  2  2

#### Sale Price

**\*\$610,000**

Sale Date: 31/07/2017

Distance from Property: 2.9km



### 74 FERGUSON RD, LEOPOLD, VIC 3224

 4  2  2

#### Sale Price

**\$560,000**

Sale Date: 06/05/2017

Distance from Property: 693m



### 8 PESCIA CRT, LEOPOLD, VIC 3224

 3  2  2

#### Sale Price

**\$580,000**

Sale Date: 23/10/2016

Distance from Property: 3km



This report has been compiled on 10/09/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - [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

20 PARAFFIN DRIVE, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$590,000 to \$620,000

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
3 LUCCA CRT, LEOPOLD, VIC 3224	*\$610,000	31/07/2017
74 FERGUSON RD, LEOPOLD, VIC 3224	\$560,000	06/05/2017
8 PESCIA CRT, LEOPOLD, VIC 3224	\$580,000	23/10/2016