hockingstuart

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 PARAFFIN DRIVE, LEOPOLD, VIC 3224 🕮 4 🕒 2 😂 2







Indicative Selling Price

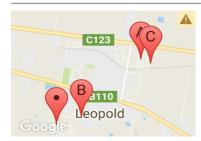
For the meaning of this price see consumer.vic.au/underquoting

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: **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.



3 LUCCA CRT, LEOPOLD, VIC 3224







Sale Price

*\$610,000

Sale Date: 31/07/2017

Distance from Property: 2.9km





74 FERGUSON RD, LEOPOLD, VIC 3224







Sale Price

\$560,000

Sale Date: 06/05/2017

Distance from Property: 693m





8 PESCIA CRT, LEOPOLD, VIC 3224







Sale Price

\$580,000

Sale Date: 23/10/2016

Distance from Property: 3km



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
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Indicative selling price

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

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

Median sale price

Median price	\$420,000	House	Unit	Suburb	LEOPOLD
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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

