



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**18 Tispa Drive,  
LEOPOLD 3224**

### Indicative selling price

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

**Range \$429,000 - \$469,000**

### Median sale price

Median **House** for **LEOPOLD** for period **Jan 2017 - Dec 2017**

Sourced from **Pricefinder**.

**\$447,500**

### 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 the most comparable to the property for sale.

**65 Hillclimb Drive,**  
Leopold 3224

**Price \$465,000** Sold 02  
March 2018

**39 Treefern Street,**  
Leopold 3224

**Price \$448,000** Sold 19  
December 2017

**31 Townview Court,**  
Leopold 3224

**Price \$460,000** Sold 12  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



2 parking

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

267 Myers Street,  
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### Contact agents



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