

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 33 Paraffin Drive, LEOPOLD 3224

Indicative selling price

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

Range \$475,000 - \$515,000

Median sale price

Median **House** for **LEOPOLD** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$522,500

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.

18 Hillclimb Drive,
Leopold 3224

Price \$510,000 Sold 26
November 2019

3 Ascent Avenue,
Leopold 3224

Price \$510,000 Sold 01 May
2019

49 Volare Way,
Leopold 3224

Price \$513,000 Sold 18 June
2019

This Statement of Information was prepared on 18th Dec 2019

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

4 beds

2 baths

2 parking

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

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Contact agents



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