

STATEMENT OF INFORMATION

31 NORTHVIEW DRIVE, LEOPOLD, VIC 3224

PREPARED BY THE TRUSTEE FOR PAVILION PROPERTY GROUP PTY LTD



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 NORTHVIEW DRIVE, LEOPOLD, VIC

 3  1  2

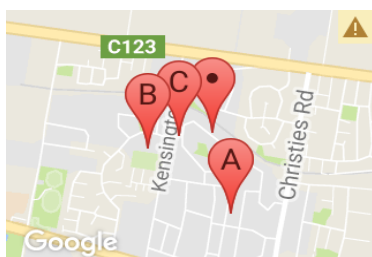
Indicative Selling Price

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

Price Range: \$380,000 to \$415,000

Provided by: Alicia Place, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$435,002

01 April 2017 to 30 September 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.



48 SIMONS RD, LEOPOLD, VIC 3224

 3  1  1

Sale Price

\$393,000

Sale Date: 28/06/2017

Distance from Property: 593m



20 NATHAN CRT, LEOPOLD, VIC 3224

 3  2  3

Sale Price

\$405,000

Sale Date: 03/03/2017

Distance from Property: 430m



4 DARRAMBAL CRES, LEOPOLD, VIC 3224

 3  2  2

Sale Price

\$425,000

Sale Date: 09/12/2016

Distance from Property: 220m



This report has been compiled on 05/10/2017 by The Trustee for Pavilion Property Group Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

31 NORTHVIEW DRIVE, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$380,000 to \$415,000

Median sale price

Median price

\$435,002

House

X

Unit

Suburb

LEOPOLD

Period

01 April 2017 to 30 September 2017

Source

 pricefinder

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
48 SIMONS RD, LEOPOLD, VIC 3224	\$393,000	28/06/2017
20 NATHAN CRT, LEOPOLD, VIC 3224	\$405,000	03/03/2017
4 DARRAMBAL CRES, LEOPOLD, VIC 3224	\$425,000	09/12/2016