

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



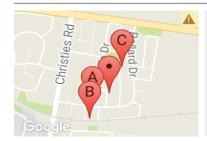
## 15 BARBERINO WAY, LEOPOLD, VIC 3224 🕮 4 🕒 2 🚓 2

#### **Indicative Selling Price**

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

\$515,000 to \$565,000 Price Range:

#### **MEDIAN SALE PRICE**



## LEOPOLD, VIC, 3224

**Suburb Median Sale Price (House)** 

\$446,750

01 January 2017 to 31 December 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.



## 1 HODDLE DR, LEOPOLD, VIC 3224







Sale Price

\$560,000

Sale Date: 27/11/2017

Distance from Property: 131m





11 CHIANTI GR, LEOPOLD, VIC 3224







Sale Price

\$550,000

Sale Date: 19/09/2017

Distance from Property: 219m





40 YEOMAN CRES, LEOPOLD, VIC 3224







**Sale Price** 

\$545.000

Sale Date: 13/09/2017

Distance from Property: 205m



## 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	15 BARBERINO WAY, LEOPOLD, VIC 3224
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## Indicative selling price

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

Price Range: \$515,000 to \$565,000

## Median sale price

Median price	\$446,750	House		Unit	Suburb	LEOPOLD
Period	01 January 2017 to 31 December 2017			Source		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
1 HODDLE DR, LEOPOLD, VIC 3224	\$560,000	27/11/2017
11 CHIANTI GR, LEOPOLD, VIC 3224	\$550,000	19/09/2017
40 YEOMAN CRES, LEOPOLD, VIC 3224	\$545,000	13/09/2017