

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



58 FERGUSON ROAD, LEOPOLD, VIC 3224  4  2  2

Indicative Selling Price

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

Price Range: \$500,000 to \$550,000

Provided by: Jessica Templeton, Roncon Real Estate

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$440,000

01 April 2017 to 30 September 2017

Provided by: 

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.



5 GLEN FAIR WAY, LEOPOLD, VIC 3224

 4  2  2

Sale Price

***\$655,000**

Sale Date: 06/10/2017

Distance from Property: 517m



101 HILLCLIMB DR, LEOPOLD, VIC 3224

 4  2  2

Sale Price

\$665,000

Sale Date: 26/08/2017

Distance from Property: 436m



5 KOMBI RD, LEOPOLD, VIC 3224

 4  2  2

Sale Price

***\$605,000**

Sale Date: 03/10/2017

Distance from Property: 672m



This report has been compiled on 21/11/2017 by Roncon Real Estate. 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

58 FERGUSON ROAD, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$440,000

House

X

Unit

Suburb

LEOPOLD

Period

01 April 2017 to 30 September 2017

Source



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
5 GLEN FAIR WAY, LEOPOLD, VIC 3224	*\$655,000	06/10/2017
101 HILLCLIMB DR, LEOPOLD, VIC 3224	\$665,000	26/08/2017
5 KOMBI RD, LEOPOLD, VIC 3224	*\$605,000	03/10/2017