

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**18 HODDLE DRIVE, LEOPOLD, VIC 3224**

3 2 2

### Indicative Selling Price

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

Price Range: **\$420,000 to \$450,000**

## MEDIAN SALE PRICE



**LEOPOLD, VIC, 3224**

Suburb Median Sale Price (House)

**\$425,000**

01 October 2016 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.



**7 TIDAL ST, LEOPOLD, VIC 3224**

3 2 2

Sale Price

**\*\$440,000**

Sale Date: 04/09/2017

Distance from Property: 2.9km



**15 TREEFERN ST, LEOPOLD, VIC 3224**

3 2 2

Sale Price

**\$452,000**

Sale Date: 23/06/2017

Distance from Property: 3.1km



**27 KOONANGURT RD, LEOPOLD, VIC**

3 2 2

Sale Price

**\$455,000**

Sale Date: 04/06/2017

Distance from Property: 2.2km



This report has been compiled on 09/10/2017 by Allpoints@Leopold. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

18 HODDLE DRIVE, LEOPOLD, VIC 3224

### Indicative selling price

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

Price Range: \$420,000 to \$450,000

### Median sale price

Median price \$425,000

House

Unit

Suburb LEOPOLD

Period 01 October 2016 to 30 September 2017

Source

 pricfinder

### 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
7 TIDAL ST, LEOPOLD, VIC 3224	*\$440,000	04/09/2017
15 TREEFERN ST, LEOPOLD, VIC 3224	\$452,000	23/06/2017
27 KOONANGURT RD, LEOPOLD, VIC 3224	\$455,000	04/06/2017