

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 FANTAIL COURT, LEOPOLD, VIC 3224

4 2 2

Indicative Selling Price

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

Price Range: **\$449,000 to \$469,000**

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

\$420,000

01 July 2016 to 30 June 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.



12 HANNAN CRES, LEOPOLD, VIC 3224

4 2 2

Sale Price

\$461,000

Sale Date: 24/03/2017

Distance from Property: 1.4km



17 PICKWORTH DR, LEOPOLD, VIC 3224

4 2 2

Sale Price

\$460,000

Sale Date: 24/03/2017

Distance from Property: 1.5km



9 ARABANDO DR, LEOPOLD, VIC 3224

3 2 2

Sale Price

\$452,000

Sale Date: 14/06/2017

Distance from Property: 1.4km



This report has been compiled on 07/09/2017 by Allpoints@Leopold. Property Data Solutions Pty Ltd 2017 - 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

4 FANTAIL COURT, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range: \$449,000 to \$469,000

Median sale price

Median price \$420,000

House

Unit

Suburb

LEOPOLD

Period 01 July 2016 to 30 June 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
12 HANNAN CRES, LEOPOLD, VIC 3224	\$461,000	24/03/2017
17 PICKWORTH DR, LEOPOLD, VIC 3224	\$460,000	24/03/2017
9 ARABANDO DR, LEOPOLD, VIC 3224	\$452,000	14/06/2017