

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 58-60 Cypress Crescent, LEOPOLD 3224

Indicative selling price

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

Range \$719,000 - \$779,000

Median sale price

Median **House** for **LEOPOLD** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$510,000

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 the most comparable to the property for sale.

13 The Cres,
Leopold 3224

Price \$740,000 Sold 14
November 2018

5 Karumba Court,
Leopold 3224

Price \$770,000 Sold 15
January 2019

19 Pienza Way,
Leopold 3224

Price \$780,000 Sold 09
April 2019

This Statement of Information was prepared on 21st Oct 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

2/318 Pakington Street,
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Contact agents



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