

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

32-34 Vicarage Road, Leopold, VIC 3224

Indicative selling price

\$ 639,000 - \$659,000

Range between

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

Median sale price

Median price
\$ 500,000

House

*Delete house or unit as applicable

Suburb
LEOPOLD

Period from
16/02/2019

Period to
15/08/2019

Source
CoreLogic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



9 GRASSLAND GROVE
LEOPOLD

3 2 2

\$640,000
Date Sold 06/03/2019
Land 585 sqm



14 CARMICHAEL COURT
LEOPOLD

4 2 2

Normal Sale \$630,000
Date Sold 20/02/2019
Land 1319 sqm



13 BARBERINO WAY
LEOPOLD

4 2 2

Normal Sale \$650,000
Date Sold 21/03/2019
Land 578 sqm

© Copyright 2019 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.

The CoreLogic Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that 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 Property Sales Data 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.