



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 8 Parkfront Drive, LEOPOLD 3224

Indicative selling price

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

Range \$479,000 - \$525,000

Median sale price

Median **House** for **LEOPOLD** for period **Jul 2018 - Jun 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.

18 Hillclimb Drive,
Leopold 3224

Price **\$472,000** Sold 24 June
2019

40 Hillclimb Drive,
Leopold 3224

Price **\$505,000** Sold 20 May
2019

6 Hillclimb Drive,
Leopold 3224

Price **\$530,000** Sold 20
November 2018

This Statement of Information was prepared on 15th 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.

Team 3219 Pty Ltd t/as Hayeswinckle Agent

267 Myers Street,
East Geelong VIC 3219

Contact agents



Adam Murphy

03 5229 4440
0421 306 247

adam.murphy@hayeswinckle.com.au



Tiffany Simpson

5229 4440
0417 149 049

tiffany.simpson@hayeswinckle.com.au

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