

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 3 Lochlan Court, LEOPOLD 3224

### Indicative selling price

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

**Range \$570,000 - \$620,000**

### 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.

<b>75 Hillclimb Drive,</b> Leopold 3224	<b>Price \$620,500</b> Sold 04 June 2019
<b>3 Townview Court,</b> Leopold 3224	<b>Price \$615,000</b> Sold 15 March 2019
<b>11 Huon Crescent,</b> Leopold 3224	<b>Price \$595,000</b> Sold 21 November 2018

This Statement of Information was prepared on 3rd Dec 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 3219 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents

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