

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

5 Somerset Court, Leopold, VIC 3224

### Indicative selling price

\$ 650,000 - \$685,000

Range between

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

### Median sale price

Median price  
\$ 505,000

House

\*Delete house or unit as applicable

Suburb  
LEOPOLD

Period  
16/07/2018 - 16/07/2019

Source  
Price Finder

### Comparable property sales

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



**8 DARVEL COURT  
LEOPOLD**

4 2 4

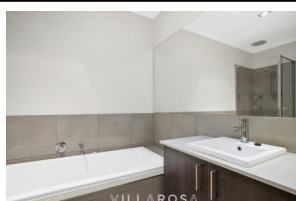
Normal Sale \$690,000  
Date Sold 21/02/2019  
Land 809 sqm



**9 GRASSLAND GROVE  
LEOPOLD**

3 2 2

Normal Sale \$640,000  
Date Sold 06/03/2019  
Land 580 sqm



**13 BARBERINO WAY  
LEOPOLD**

4 2 4

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