



Land Size  
672m<sup>2</sup> (approx)

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**57 Rebecca Drive,  
LEOPOLD 3224**

House



4 beds



3 baths



2 parking

### Indicative selling price

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

**Range \$575,000 - \$615,000**

### 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.

**3 Glen Court,**  
Leopold 3224

Price **\$600,000** Sold 05  
August 2019

**25 Darrambal Crescent,**  
Leopold 3224

Price **\$590,000** Sold 17  
March 2019

**40 Arden Avenue,**  
Leopold 3224

Price **\$595,000** Sold 12 May  
2019

This Statement of Information was prepared on 17th 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 3220 Pty Ltd t/as  
Hayeswinckle Agent**

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### Contact agents



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