



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 5 Harmony Court, LEOPOLD 3224

Indicative selling price

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

Range \$469,000 - \$509,000

Median sale price

Median **House** for **LEOPOLD** for period **Oct 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$505,000

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.

24 Stringers Lane, Leopold 3224	Price \$485,000 Sold 22 May 2019
16 Silver Gull Court, Leopold 3224	Price \$490,000 Sold 11 December 2018
5 Swampen Drive, Leopold 3224	Price \$490,000 Sold 03 October 2018

This Statement of Information was prepared on 8th 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.

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