



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 33 Paraffin Drive, LEOPOLD 3224

### Indicative selling price

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

**Range \$525,000 - \$565,000**

### Median sale price

Median **House** for **LEOPOLD** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$540,000**

### 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.

**29 Village Green Drive,**  
Leopold 3224

Price **\$550,000** Sold 24  
September 2019

**33 Fairvista Avenue,**  
Leopold 3224

Price **\$557,000** Sold 25  
March 2019

**10 Parkfront Drive,**  
Leopold 3224

Price **\$550,000** Sold 01  
August 2019

This Statement of Information was prepared on 7th 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.

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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