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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

16 Grassland Grove Leopold VIC 3224

3 2 2

Indicative Selling Price

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

Range between $449,000 & $479,000

Median Sale Price

$480,000 Houses in Leopold between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16 Swamphen Drive Leopold VIC 3224

3 2 2

Sold Price **$465,000** Sold Date **03-Sep-18**

Distance **0.11km**



2 Farmland Lane Leopold VIC 3224

3 2 2

Sold Price **$450,000** Sold Date **29-Aug-18**

Distance **0.14km**



43 Grassland Grove Leopold VIC 3224

3 2 2

Sold Price **$478,000** Sold Date **10-Aug-18**

Distance **0.19km**

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