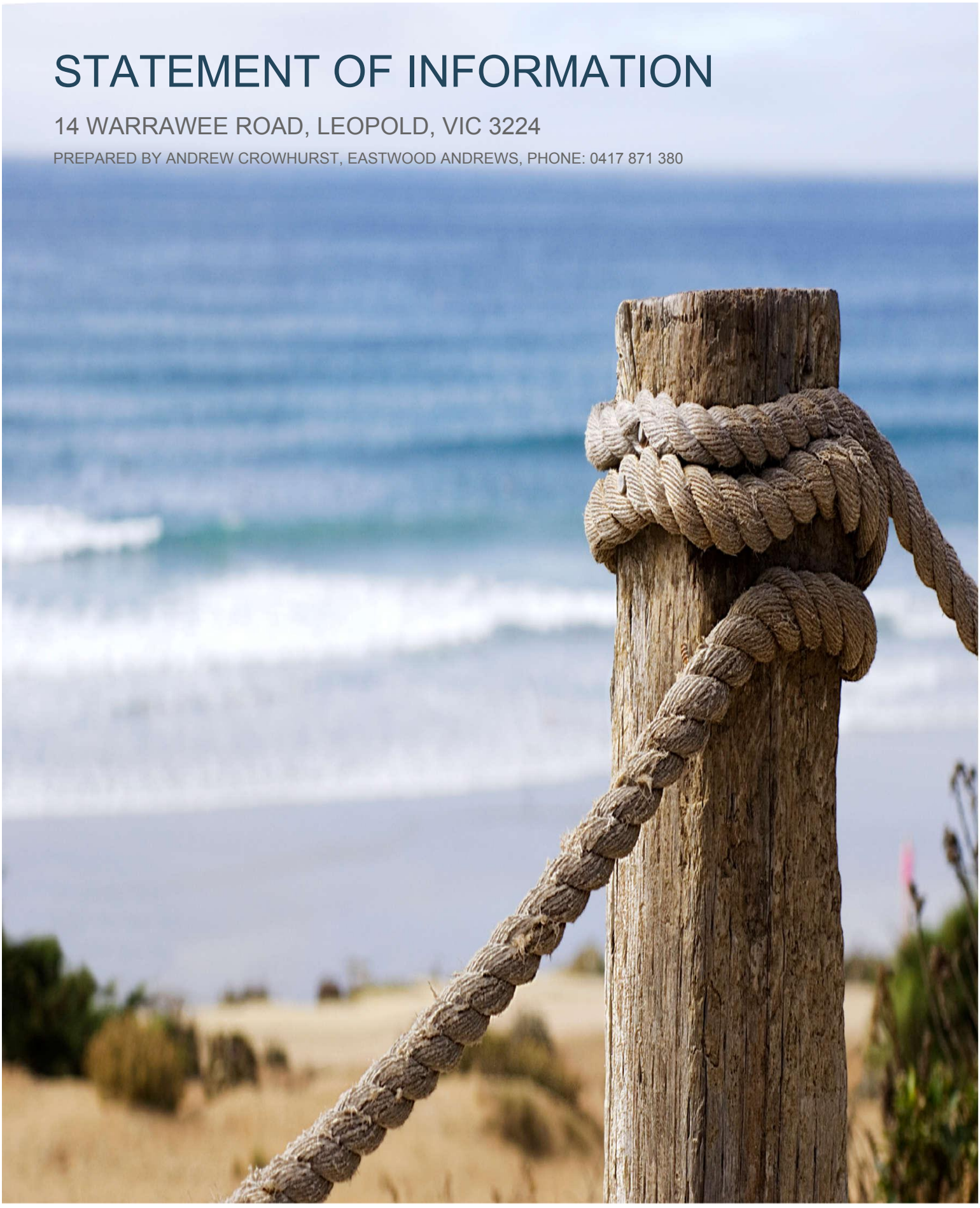
STATEMENT OF INFORMATION

14 WARRAWEE ROAD, LEOPOLD, VIC 3224

PREPARED BY ANDREW CROWHURST, EASTWOOD ANDREWS, PHONE: 0417 871 380



EASTWOOD ANDREWS

EASTWOOD ANDREWS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 WARRAWEE ROAD, LEOPOLD, VIC

4 - -

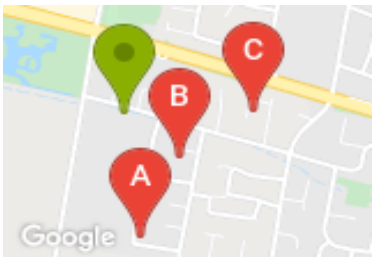
Indicative Selling Price

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

Price Range: **$569,000 to $599,000**

Provided by: Andrew Crowhurst, Eastwood Andrews

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (House)

$535,000

01 January 2020 to 31 December 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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 most comparable to the property for sale.



43 HEYTESBURY DR, LEOPOLD, VIC 3224

4 2 2

Sale Price

$584,000

Sale Date: 27/11/2020

Distance from Property: 444m A



5 EMMA CRT, LEOPOLD, VIC 3224

3 1 1

Sale Price

***$545,000**

Sale Date: 01/02/2021

Distance from Property: 238m B



4 DYLAN PL, LEOPOLD, VIC 3224

3 2 6

Sale Price

$565,000

Sale Date: 29/12/2020

Distance from Property: 424m C

This report has been compiled on 24/03/2021 by Eastwood Andrews. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 14 WARRAWEE ROAD, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range: $569,000 to $599,000

Median sale price

Median price: $535,000 | Property type: House | Suburb: LEOPOLD

Period: 01 January 2020 to 31 December 2020 | Source: pricefinder

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
43 HEYTESBURY DR, LEOPOLD, VIC 3224	$584,000	27/11/2020
5 EMMA CRT, LEOPOLD, VIC 3224	*$545,000	01/02/2021
4 DYLAN PL, LEOPOLD, VIC 3224	$565,000	29/12/2020

This Statement of Information was prepared on: 24/03/2021