

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

BOOKING PRIVATE INSPECTIONS

As you have probably heard, all public open for inspections have been cancelled until further notice.

With these new restrictions in place (along with a will) to protect the safety of the public, our clients and staff, we are implementing a procedure for private property inspections.

Before arranging a private appointment to view a property, we request that you first:

1. View all the property images and floor plan provided online.
2. Completed a drive-by of the property to ensure you are satisfied with the properties location and position.
3. Have finance pre-approval.

In addition, we ask that only necessary parties attend the private inspection to ensure we are able to follow social distancing requirements within the home.

This process is in place to ensure the safety of all parties involved during these unprecedented times. If you have any questions or queries, please call our office.

We see how the property. **Stockdale & Leggo**

15 LEANDON AVENUE, WOLLERT, VIC

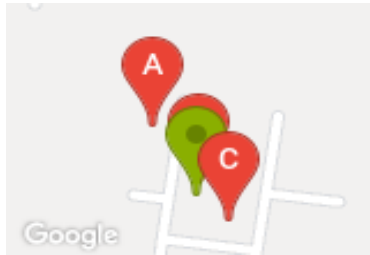
4 2 1

Indicative Selling Price

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

Price Range: **\$500,000 to \$530,000**

MEDIAN SALE PRICE



WOLLERT, VIC, 3750

Suburb Median Sale Price (House)

\$584,900

01 April 2019 to 31 March 2020

Provided by: pricefinder

COMPARABLE PROPERTIES

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



6 LEANDON AVE, WOLLERT, VIC 3750

4 2 1

Sale Price

****\$515,000**

Sale Date: 11/05/2020

Distance from Property: 71m



13 LEANDON AVE, WOLLERT, VIC 3750

4 2 1

Sale Price

\$515,000

Sale Date: 04/12/2019

Distance from Property: 11m



20 KOOBUSH BVD, WOLLERT, VIC 3750

4 2 2

Sale Price

\$540,000

Sale Date: 24/11/2019

Distance from Property: 34m



This report has been compiled on 22/05/2020 by Stockdale & Leggo Epping. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 in 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

15 LEANDON AVENUE, WOLLERT, VIC 3750

Indicative selling price

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

Price Range: \$500,000 to \$530,000

Median sale price

Median price \$584,900

Property type

House

Suburb

WOLLERT

Period 01 April 2019 to 31 March 2020

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

6 LEANDON AVE, WOLLERT, VIC 3750	**\$515,000	11/05/2020
13 LEANDON AVE, WOLLERT, VIC 3750	\$515,000	04/12/2019
20 KOOBUSH BVD, WOLLERT, VIC 3750	\$540,000	24/11/2019

This Statement of Information was prepared on:

22/05/2020