

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

5 Somerset Court, Leopold, VIC 3224

Indicative selling price

Single Price or Range between

\$650,000 - \$685,000

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

Median sale price

Median Price

\$495,000

Property Type

House

Suburb

LEOPOLD

Period From

20/03/2018

Period To

20/09/2019

Source

Core Logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



13 BARBERINO WAY
LEOPOLD

4 2 2

Price \$650,000
Date of Sale 21/03/2019
Land 578 sqm



40 HODDLE DRIVE
LEOPOLD

4 2 2

Price \$652,500
Date of Sale 15/03/2019
Land 648 sqm



21 BARBERINO WAY
LEOPOLD

4 2 2

Price \$655,000
Date of Sale 06/08/2018
Land 557 sqm