

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

6 Hoddle Drive, Leopold, VIC 3224

Indicative selling price

\$ 539,000 - \$569,000

Range between

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

Median sale price

Median price
\$ 495,000

House

*Delete house or unit as applicable

Suburb
LEOPOLD

Period
17/10/2018 - 15/04/2019

Source
Price Finder

Comparable property sales

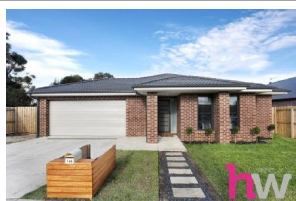
These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



17 CURTAIN DRIVE
LEOPOLD

4 2 2

Normal Sale \$550,000
Date Sold 22/12/2018
Land 601 sqm



144 CHRISTIES ROAD
LEOPOLD

4 2 2

Normal Sale \$556,000
Date Sold 26/10/2018
Land 540 sqm



12 HODDLE DRIVE
LEOPOLD

3 2 2

Normal Sale \$520,000
Date Sold 17/11/2018
Land 501 sqm