

STATEMENT OF INFORMATION

Single Residential property located within the City Of Greater Geelong & Bellarine Peninsula.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 38 Darrambal Crescent, Leopold Vic. 3224

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$440,000 *House *Land Suburb Leopold
Period - From January 2018 to March 2018 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales (*Delete A or B below as applicable)

A* 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
1. 6 Chianti Grove, Leopold Vic. 3224	\$625,000	24/11/17
2. 12 Viewbay Drive, Leopold Vic. 3224	\$570,000	28/11/17
3. 3 Lucca Court, Leopold Vic. 3224	\$610,000	26/07/17

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.