



Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Hardwood Walk, LEOPOLD 3224

House



3 beds



2 baths



2 parking

Indicative selling price

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

**Range from \$370,000 -
\$400,000**

Median sale price

Median **House** for **LEOPOLD** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

\$415,000

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 the most comparable to the property for sale.

30 Village Green Drive, Price **\$412,000** Sold 24 August 2016
Leopold 3224

7 Casy Grove, Price **\$395,000** Sold 03 January 2017
Leopold 3224

38 Shoaling Drive, Price **\$420,000** Sold 12 April 2017
Leopold 3224

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

 **Stacey Hayes**

03 5229 4440
0419 713 330

stacey.billerwell@hayeswinckle.com.au

[**hayeswinckle**]

**Team 3219 Pty Ltd t/as
Hayeswinckle Agent**

267 Myers Street,
East Geelong VIC 3219