

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

20 Timberland St, Leopold

Indicative selling price

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

Range between

\$420,000

 &

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$455,000

 *House *Unit Suburb

Leopold

Period - From

May 2017

 to

July 2017

 Source

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. 78 Estuary Bvd, Leopold	\$449,000	26/05/17
2. 33 Treefern St, Leopold	\$430,000	23/05/17
3. 1 Seagrass St, Leopold	\$485,000	10/05/17

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