

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 21 Shoaling Drive, Leopold Vic, 3224

Indicative selling price

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

Range between \$560,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$435,000 *House *Land Suburb Leopold

Period - From December 2017 to February 2017 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. 47 Cypress Crescent, Leopold Vic. 3224	\$500,000	25/07/17
2. 15 Tispa Drive, Leopold Vic. 3224	\$570,000	10/11/17
3. 81 Estuary Blvd, Leopold Vic. 3224	\$563,000	15/12/17

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