



## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address (including Suburb and postcode)

17 Bisinella Court, LEOPOLD, 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$510,000

&

\$560,000

### Median sale price

Median price

\$467,000

Property type

House

Suburb

LEOPOLD, 3224

Period from

13/11/2016

to

13/11/2017

Source

REA

### Comparable property sale

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

50 Ash Road, LEOPOLD, 3224 Victoria

\$850,000

02/10/2017

3 Kintyre Crescent, LEOPOLD, 3224 Victoria

\$621,000

23/09/2017

30 Arden Avenue, LEOPOLD, 3224 Victoria

\$655,000

13/09/2017