haygarth real estate

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# STATEMENT OF INFORMATION

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## HOUSE Offered for Sale

7-9 Washington Gardens Leopold VIC 3224

3 2 5

## Indicative Selling Price

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

Range between $789,000 & $849,000

## Median Sale Price

$447,250 Houses in Leopold between May 2017 - Apr 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**10 Washington Gardens Leopold VIC 3224**

4 2 4

Sold Price **$890,000** Sold Date **09-Feb-18**

Distance **0.05km**

**5-6 Victoria Place Leopold VIC 3224**

5 3 6

Sold Price **$800,000** Sold Date **04-Mar-17**

Distance **0.25km**

**16 The Crescent Leopold VIC 3224**

4 2 2

Sold Price **$700,000** Sold Date **10-Feb-17**

Distance **0.35km**

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