

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 Kanimbla Avenue Leopold VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

House

Suburb

Leopold

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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 most comparable to the property for sale.

Address of comparable property

Price

Date of sale

21 Glengarwyn Road Leopold VIC 3224	\$490,000	25-Feb-19
13 Glengarwyn Road Leopold VIC 3224	\$495,000	20-Sep-18
34 Allambie Street Leopold VIC 3224	\$475,000	12-Dec-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 18 February 2020



21 Glengarwyn Road Leopold VIC 3224

Sold Price

\$490,000

Sold Date

25-Feb-19



3



1



1

Distance

0.11km



13 Glengarwyn Road Leopold VIC 3224

Sold Price

\$495,000

Sold Date

20-Sep-18



3



1



1

Distance

0.1km



34 Allambie Street Leopold VIC 3224

Sold Price

\$475,000

Sold Date

12-Dec-18



4



2



4

Distance

0.19km

RS = Recent sale

UN = Undisclosed Sale

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