

## 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

14 ILA DRIVE LEOPOLD VIC 3224

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$995,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Leopold

Period-from

01 Nov 2022

to

31 Oct 2023

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

33 ARDEN AVENUE LEOPOLD VIC 3224	\$970,000	23-Sep-23
3 BIRCHBANK COURT LEOPOLD VIC 3224	\$980,000	27-Mar-23
6 DYLAN PLACE LEOPOLD VIC 3224	\$950,000	15-Jul-23

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: 09 November 2023


**33 ARDEN AVENUE LEOPOLD VIC 3224**

Sold Price

<sup>RS</sup> **\$970,000** Sold Date **23-Sep-23**
 4  2  2

Distance **1.75km**

**3 BIRCHBANK COURT LEOPOLD VIC 3224**

Sold Price

**\$980,000** Sold Date **27-Mar-23**
 4  2  2

Distance **2.4km**

**6 DYLAN PLACE LEOPOLD VIC 3224**

Sold Price

**\$950,000** Sold Date **15-Jul-23**
 5  2  2

Distance **1.16km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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