

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

140 ASH ROAD 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

or range
between

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Land

Suburb

Leopold

Period-from

01 Oct 2021

to

30 Sep 2022

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

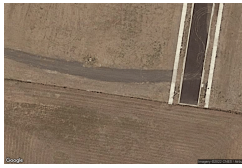
Date of sale

24 PRISMATIC PLACE LEOPOLD VIC 3224	\$348,000	05-Nov-21
117 KENSINGTON ROAD LEOPOLD VIC 3224	\$405,000	01-Jun-22
142 ASH ROAD LEOPOLD VIC 3224	\$410,000	31-Jan-22

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: 20 October 2022



24 PRISMATIC PLACE LEOPOLD VIC 3224

Sold Price

\$348,000

Sold Date

05-Nov-21



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-



-

Distance

2.75km



117 KENSINGTON ROAD LEOPOLD VIC 3224

Sold Price

\$405,000

Sold Date

01-Jun-22



4



2



-

Distance

2.6km



142 ASH ROAD LEOPOLD VIC 3224

Sold Price

\$410,000

Sold Date

31-Jan-22



-



-



-

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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