

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 or
locality and postcode

22 Greenbank Court, Leopold Vic 3224

Indicative selling price

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

Range between \$799,000

&

\$875,000

Median sale price

Median price \$640,000

Property Type House

Suburb Leopold

Period - From 01/07/2022

to 30/09/2022

Source REIV

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
1	80 Ash Rd LEOPOLD 3224	\$870,000	10/12/2021
2	125 Hillclimb Dr LEOPOLD 3224	\$860,000	04/04/2022
3	8 Robbie Ct LEOPOLD 3224	\$820,000	28/09/2022

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:

09/11/2022 10:43



4 2 2

Property Type: House

Land Size: 781 sqm approx

Agent Comments

Comparable Properties



80 Ash Rd LEOPOLD 3224 (REI/VG)

Agent Comments

4 2 2

Price: \$870,000

Method: Private Sale

Date: 10/12/2021

Property Type: House

Land Size: 688 sqm approx



125 Hillclimb Dr LEOPOLD 3224 (REI/VG)

Agent Comments

4 2 2

Price: \$860,000

Method: Private Sale

Date: 04/04/2022

Property Type: House

Land Size: 540 sqm approx



8 Robbie Ct LEOPOLD 3224 (REI/VG)

Agent Comments

4 2 2

Price: \$820,000

Method: Private Sale

Date: 28/09/2022

Property Type: House

Land Size: 867 sqm approx