

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

15 DARRAMBAL CRESCENT 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

\$569,999

&

\$599,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

Leopold

Period-from

01 Dec 2023

to

30 Nov 2024

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

15 BARUNAH COURT LEOPOLD VIC 3224	\$597,500	20-Feb-24
16 ALLANVALE AVENUE LEOPOLD VIC 3224	\$575,000	04-Jul-24
39 CHRISTIES ROAD LEOPOLD VIC 3224	\$570,000	27-Jun-24

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: 04 December 2024

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15 BARUNAH COURT LEOPOLD VIC 3224 Sold Price

\$597,500 Sold Date **20-Feb-24**

3 2 2

Distance **0.09km**



16 ALLANVALE AVENUE LEOPOLD VIC 3224 Sold Price

\$575,000 Sold Date **04-Jul-24**

3 1 1

Distance **0.78km**



39 CHRISTIES ROAD LEOPOLD VIC 3224 Sold Price

\$570,000 Sold Date **27-Jun-24**

3 1 3

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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