

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

38-40 WARRAWEE 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

\$699,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Leopold

Period-from

01 Apr 2022

to

31 Mar 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

7 BARIMBA COURT LEOPOLD VIC 3224	\$765,000	10-Aug-22
7 RETA CLOSE LEOPOLD VIC 3224	\$820,000	24-Feb-23
20 CORNTHWAITE CRESCENT LEOPOLD VIC 3224	\$760,000	29-Dec-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: 17 April 2023


7 BARIMBA COURT LEOPOLD VIC 3224

Sold Price

\$765,000

Sold Date

10-Aug-22


Distance

1.06km

7 RETA CLOSE LEOPOLD VIC 3224

Sold Price

\$820,000

Sold Date

24-Feb-23


Distance

1.48km

**20 CORNTHWAITE CRESCENT
LEOPOLD VIC 3224**

Sold Price

\$760,000

Sold Date

29-Dec-22


Distance

1.28km
RS = Recent sale

UN = Undisclosed Sale

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