

## 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

16 Highland Way Leopold VIC 3224

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,500

Property type

House

Suburb

Leopold

Period-from

01 Feb 2020

to

31 Jan 2021

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

7-9 Burlington Crescent Leopold VIC 3224	\$567,000	04-Feb-21
3 Morrow Crescent Leopold VIC 3224	\$580,000	16-Sep-20
11 Glendale Drive Leopold VIC 3224	\$562,500	05-Aug-20

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: 19 February 2021



## 7-9 Burlington Crescent Leopold VIC 3224

3 2 2

Sold Price

<sup>RS</sup> \$567,000

Sold Date

04-Feb-21

Distance

0.31km



## 3 Morrow Crescent Leopold VIC 3224

3 2 2

Sold Price

\$580,000

Sold Date

16-Sep-20

Distance

0.84km



## 11 Glendale Drive Leopold VIC 3224

3 2 2

Sold Price

\$562,500

Sold Date

05-Aug-20

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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