

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

2/797-799 Bellarine Highway 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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,000

Property type

Unit

Suburb

Leopold

Period-from

01 Aug 2020

to

31 Jul 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

1 Trixia Place Leopold VIC 3224	\$415,000	23-Dec-20
2/10 Myuna Street Leopold VIC 3224	\$416,500	05-Feb-21
1/14 Nathan Court Leopold VIC 3224	\$410,000	26-Feb-21

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: 03 August 2021

Health and Wellbeing at Property Inspections

From the moment you enter a property, we ensure your health is our utmost priority. To ensure your wellbeing at the inspection, we will wear personal protective equipment (PPE) and ensure your safety.

Personal protective equipment (PPE)

All windows and doors are inspected

All electrical and plumbing systems are inspected

All structural elements are inspected

All safety features are inspected

1 Triaia Place Leopold VIC 3224

Sold Price

\$415,000

Sold Date

23-Dec-20

2

1

1

Distance

0.35km

Health and Wellbeing at Property Inspections & Auctions

For the convenience of our buyers and our customers, we have a range of services available to help you with your health and wellbeing needs. We have a range of services available to help you with your health and wellbeing needs. We have a range of services available to help you with your health and wellbeing needs.

2/10 Myuna Street Leopold VIC 3224

Sold Price **\$416,500** Sold Date **05-Feb-21**

2

1

1

Distance **0.56km**

buxton

Health and Wellbeing at Property Inspections

Fast and thorough, the health of your system and your roof is all part of our standard property inspection. We can even provide you with a detailed report on the condition of your system and roof. Please contact us for more information.

1. Comprehensive health check of your system and roof

2. Detailed report on the condition of your system and roof

3. Advice on how to maintain your system and roof

4. Advice on how to improve your system and roof

5. Advice on how to replace your system and roof

1/14 Nathan Court Leopold VIC 3224

Sold Price

\$410,000

Sold Date

26-Feb-21

2

1

1

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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