



STATEMENT OF INFORMATION

42-50 MELALUKA ROAD, LEOPOLD, VIC 3224

PREPARED BY NINE REAL ESTATE, 101/2 INFINITY DRIVE TRUGANINA

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42-50 MELALUKA ROAD, LEOPOLD,

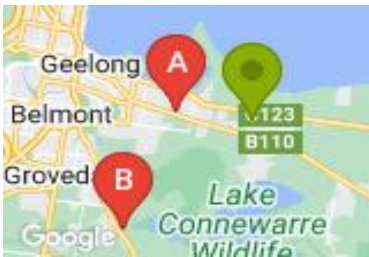
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Indicative Selling Price

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

Price Range: \$1,500,000 to

MEDIAN SALE PRICE



LEOPOLD, VIC, 3224

Suburb Median Sale Price (Vacant Land)

\$400,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



231-249 BELLARINE HWY, MOOLAP, VIC 3224

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Sale Price

\$1,400,000

Sale Date: 07/09/2023

Distance from Property: 4km



811-829 BARWON HEADS RD, ARMSTRONG

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Sale Price

\$1,650,000

Sale Date: 20/12/2023

Distance from Property: 9.1km



This report has been compiled on 26/02/2024 by NINE REAL ESTATE. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

42-50 MELALUKA ROAD, LEOPOLD, VIC 3224

Indicative selling price

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

Price Range:

\$1,500,000 to \$1,650,000

Median sale price

Median price

\$400,000

Property type

Vacant Land

Suburb

LEOPOLD

Period

01 January 2023 to 31 December 2023

Source

pricefinder

Comparable property sales

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.

Address of comparable

Price

Date of sale

231-249 BELLARINE HWY, MOOLAP, VIC 3224	\$1,400,000	07/09/2023
811-829 BARWON HEADS RD, ARMSTRONG CREEK, VIC 3217	\$1,650,000	20/12/2023

This Statement of Information was prepared

26/02/2024