

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

81-99 BAWTREE 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

\$3,750,000

&

\$3,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,300

Property type

Commercial

Suburb

Leopold

Period-from

01 Jul 2023

to

30 Jun 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

42-90 SPROULES ROAD WALLINGTON VIC 3222

\$3,300,000

05-Apr-23

111-119 SETTLEMENT ROAD DRYSDALE VIC 3222

\$3,375,000

11-Apr-23

163-169 RHINDS ROAD WALLINGTON VIC 3222

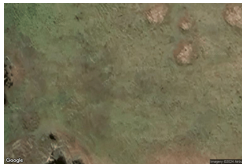
\$3,500,000

01-Feb-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 July 2024



**42-90 SPROULES ROAD
WALLINGTON VIC 3222**

 4  2  2

Sold Price **\$3,300,000** Sold Date **05-Apr-23**

Distance **5.23km**



**111-119 SETTLEMENT ROAD
DRYSDALE VIC 3222**

 3  2  6

Sold Price **\$3,375,000** Sold Date **11-Apr-23**

Distance **9.39km**



**163-169 RHINDS ROAD
WALLINGTON VIC 3222**

 4  2  3

Sold Price ^{RS} **\$3,500,000** Sold Date **01-Feb-24**

Distance **4.89km**

RS = Recent sale

UN = Undisclosed Sale

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