

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

1 Alida Court 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

\$479,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,000

Property type

Unit

Suburb

Leopold

Period-from

01 Dec 2020

to

30 Nov 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

2/48 Huon Crescent Leopold VIC 3224	\$520,000	04-Oct-21
26 Burlington Crescent Leopold VIC 3224	\$515,000	15-Sep-21
1/47 Heytesbury Drive Leopold VIC 3224	\$495,000	05-Nov-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: 06 December 2021



2/48 Huon Crescent Leopold VIC 3224

Sold Price

\$520,000

Sold Date

04-Oct-21

 2  1  1

Distance

1.22km

Notes from your agent

Large scale unit in a great location - early 2000s build but partially renovated.



26 Burlington Crescent Leopold VIC 3224

Sold Price

\$515,000

Sold Date

15-Sep-21

 2  1  1

Distance

1.23km



1/47 Heytesbury Drive Leopold VIC 3224

Sold Price

^{RS} **\$495,000** ^{UN}

Sold Date

05-Nov-21

 2  1  1

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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