

## 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

3/5 LAWRENCE STREET 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

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Leopold

Period-from

01 Jan 2024

to

31 Dec 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

3/797-799 BELLARINE HIGHWAY LEOPOLD VIC 3224	\$450,000	26-Nov-24
8/39 FERGUSON ROAD LEOPOLD VIC 3224	\$430,000	14-Oct-24
1/24 CORNTHWAITE CRESCENT LEOPOLD VIC 3224	\$430,000	28-Jun-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: 07 January 2025

Michael Tricarico

M 0448586652

E michaelt@gartland.com.au



**3/797-799 BELLARINE HIGHWAY  
LEOPOLD VIC 3224**

2 1 1

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date **26-Nov-24**

Distance **0.34km**



**8/39 FERGUSON ROAD LEOPOLD  
VIC 3224**

2 1 1

Sold Price

<sup>RS</sup> **\$430,000**

Sold Date **14-Oct-24**

Distance **0.55km**



**1/24 CORNTHWAITE CRESCENT  
LEOPOLD VIC 3224**

2 1 1

Sold Price

**\$430,000**

Sold Date **28-Jun-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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