# 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

3/64	CHRISTI	ES ROAL	LEOPOL	D VIC	3224
0,04	0111011	20100/12			0224

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or range \$480,000		\$520,000		
Median sale price (*Delete house or unit as applicable)							
		Γ					
Median Price	\$467,500	Property type	Unit	Suburb	Leopold		

28 Feb 2025

Source

## Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2024

**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.

to

Address of comparable property	Price	Date of sale	
6/86-88 CHRISTIES ROAD LEOPOLD VIC 3224	\$510,000	28-Aug-24	
2/4 ARABANDO DRIVE LEOPOLD VIC 3224	\$505,000	29-Feb-24	
2/45 ANZAC AVENUE LEOPOLD VIC 3224	\$500,000	20-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: 18 March 2025



Corelogic

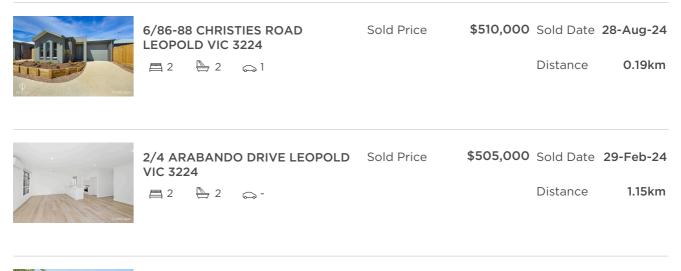
consumer.vic.gov.au



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11 min 1 +	2/45 ANZAC AVENUE LEOPOLD VIC 3224	Sold Price	\$500,000	Sold Date	20-Feb-24
	🖴 2 👆 1 👝 2			Distance	0.97km

RS = Recent sale UN = Undisclosed Sale

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