

## 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 CHRISTIES ROAD 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

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

Leopold

Period-from

01 Mar 2024

to

28 Feb 2025

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

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



**6/86-88 CHRISTIES ROAD  
LEOPOLD VIC 3224**

2 2 1

Sold Price **\$510,000** Sold Date **28-Aug-24**

Distance **0.19km**



**2/4 ARABANDO DRIVE LEOPOLD  
VIC 3224**

2 2 -

Sold Price **\$505,000** Sold Date **29-Feb-24**

Distance **1.15km**



**2/45 ANZAC AVENUE LEOPOLD  
VIC 3224**

2 1 2

Sold Price **\$500,000** Sold Date **20-Feb-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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