

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

21 LINEAL STREET 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

\$599,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Leopold

Period-from

01 Jul 2022

to

30 Jun 2023

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

20 TIDAL STREET LEOPOLD VIC 3224	\$690,000	17-Feb-23
41 TREEFERN STREET LEOPOLD VIC 3224	\$685,550	12-Jan-22
21 PRISMATIC PLACE LEOPOLD VIC 3224	\$750,000	09-May-22

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: 25 July 2023



20 TIDAL STREET LEOPOLD VIC 3224

 4
  2
  2

Sold Price

\$690,000

Sold Date

17-Feb-23

Distance

2.73km


41 TREEFERN STREET LEOPOLD VIC 3224

 4
  2
  2

Sold Price

\$685,550

Sold Date

12-Jan-22

Distance

2.97km


21 PRISMATIC PLACE LEOPOLD VIC 3224

 4
  2
  2

Sold Price

\$750,000

Sold Date

09-May-22

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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