# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 2/32 Cypress Crescent, Leopold Vic 3224

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.gc	v.au/	/underquot	ting		
Range betweer	\$399,000		&		\$438,900			
Median sale p	rice							
Median price	\$465,000	Pro	operty Type	Unit			Suburb	Leopold
Period - From	18/09/2023	to	17/09/2024		So	urce	REIV	

## 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.

Ado	dress of comparable property	Price	Date of sale
1	8/797-799 Bellarine Hwy LEOPOLD 3224	\$430,000	16/01/2024
2	8/282-300 Clifton Av LEOPOLD 3224	\$255,000	12/01/2024
3	1/7-9 Dendle St LEOPOLD 3224	\$425,000	11/12/2023

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:

18/09/2024 11:24









Rooms: 6 Property Type: Unit Land Size: 357 sqm approx Agent Comments

**Indicative Selling Price** \$399,000 - \$438,900 **Median Unit Price** 18/09/2023 - 17/09/2024: \$465,000

# **Comparable Properties**



8/797-799 Bellarine Hwy LEOPOLD 3224 (REI) Agent Comments



8/282-300 Clifton Av LEOPOLD 3224 (REI)

Price: \$430,000 Method: Private Sale Date: 16/01/2024 Property Type: Unit

Agent Comments





Price: \$255,000 Method: Private Sale Date: 12/01/2024 Property Type: Unit

1/7-9 Dendle St LEOPOLD 3224 (REI)



Agent Comments



Price: \$425,000 Method: Private Sale Date: 11/12/2023 Property Type: Unit Land Size: 243 sqm approx

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



propertydata

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