

# 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 or  
locality and postcode

2/32 Cypress Crescent, Leopold Vic 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$399,000

&

\$438,900

### Median sale price

Median price

\$465,000

Property Type

Unit

Suburb

Leopold

Period - From

18/09/2023

to

17/09/2024

Source

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.

	Address 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



2 1 1

**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

2 1 1

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



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

2 1 1

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



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

2 1 1

**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