

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

2 HODDLE DRIVE 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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Leopold

Period-from

01 Mar 2021

to

28 Feb 2022

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

14 SAXBEE WAY LEOPOLD VIC 3224	\$630,000	09-Aug-21
21 GLENDALE DRIVE LEOPOLD VIC 3224	\$580,000	21-Sep-21
8 VOLARE WAY LEOPOLD VIC 3224	\$580,000	17-Aug-21

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: 22 March 2022

**14 SAXBEE WAY LEOPOLD VIC
3224**

Sold Price

\$630,000Sold Date **09-Aug-21**

3

2

2

Distance

1.78km**21 GLENDALE DRIVE LEOPOLD VIC
3224**

Sold Price

\$580,000Sold Date **21-Sep-21**

3

2

2

Distance

1.63km**8 VOLARE WAY LEOPOLD VIC
3224**

Sold Price

Sold Date **17-Aug-21**

3

2

2

Distance

2.02km**RS** = Recent sale**UN** = Undisclosed Sale

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