

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

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

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