

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

45 Leopold Street, Burwood Vic 3125

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Burwood

Period - From 01/04/2024

to

30/06/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	12 Montpellier Rd BURWOOD 3125	\$1,310,000	20/07/2024
2	45 Montpellier Rd ASHWOOD 3147	\$1,415,800	25/04/2024
3	15 Haig St BURWOOD 3125	\$1,438,800	27/02/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/08/2024 10:36

**Property Type:**

Divorce/Estate/Family Transfers

Land Size: 749 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2024: \$1,350,000

Comparable Properties

**12 Montpellier Rd BURWOOD 3125 (REI)**

Agent Comments

**Price:** \$1,310,000**Method:** Auction Sale**Date:** 20/07/2024**Property Type:** House (Res)**Land Size:** 725 sqm approx**45 Montpellier Rd ASHWOOD 3147 (REI/VG)**

Agent Comments

**Price:** \$1,415,800**Method:** Private Sale**Date:** 25/04/2024**Property Type:** House**Land Size:** 726 sqm approx**15 Haig St BURWOOD 3125 (REI/VG)**

Agent Comments

**Price:** \$1,438,800**Method:** Private Sale**Date:** 27/02/2024**Property Type:** House**Land Size:** 697 sqm approx