

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

32 Simons Road 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

\$649,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,750

Property type

House

Suburb

Leopold

Period-from

01 Oct 2020

to

30 Sep 2021

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

7 Arden Avenue Leopold VIC 3224	\$670,000	31-Jul-21
37 Darrambal Crescent Leopold VIC 3224	\$650,000	17-Jun-21
54 Kensington Road Leopold VIC 3224	\$650,000	25-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: 01 October 2021



7 Arden Avenue Leopold VIC 3224

Sold Price

^{RS} **\$670,000**

Sold Date

31-Jul-21



3



2



2

Distance

0.39km



37 Darrambal Crescent Leopold VIC 3224

Sold Price

^{RS} **\$650,000**

Sold Date

17-Jun-21



4



2



2

Distance

0.51km



54 Kensington Road Leopold VIC 3224

Sold Price

^{RS} **\$650,000**

Sold Date

25-Aug-21



4



2



2

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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