

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	
Including suburb and postcode	Lot 2025 - Delmare Drive, Leopold, 3224

Indicative selling price

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

Single price	\$	333,000	or range between		&	
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Median sale price

Median price	\$	382,000	Property type	Vacant Land	Suburb	Leopold
Period - From	01/01/2023	to	31/01/2023	Source	Oliver Hume	

Comparable property sales

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 Lot 2023 - Delmare Drive, Leopold, 3224	\$ 332,000	07/02/2023
2 Lot 1929 - Zale Avenue, Leopold, 3224	\$ 338,000	31/10/2022
3 Lot 1930 - Zale Avenue, Leopold, 3224	\$ 338,000	04/10/2022

This Statement of Information was prepared on:

14 Jun 2023