## 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

21-23 BARRABOOL CRESCENT 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 \$1,475,000 & \$1,600,00	Single Price			\$1,475,000	&	\$1,600,000
--	--------------	--	--	-------------	---	-------------

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$657,500	Prop	erty type	type House		Suburb	Leopold
Period-from	01 Nov 2024	to	31 Oct 2	2025	Source		Cotality

## 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
22-24 OTWAY COURT LEOPOLD VIC 3224	-	31-Jul-25
13 COONEY STREET MOOLAP VIC 3224	\$1,475,000	03-Feb-25
23 CRESTA STREET LEOPOLD VIC 3224	\$1,600,000	11-Jan-24

#### 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: 06 November 2025





Megan Rovers

M 0478171087

E megan@geelongpropertyhub.com.au



22-24 OTWAY COURT LEOPOLD VIC 3224

⇔ 4

Sold Price

Sold Date 31-Jul-25

Distance

0.23km



13 COONEY STREET MOOLAP VIC Sold Price

\$ 3

\$1,475,000 Sold Date 03-Feb-25

3224

Distance

4.3km



23 CRESTA STREET LEOPOLD VIC Sold Price 3224

**\$1,600,000** Sold Date **11-Jan-24** 

**=** 3

**4** 

四 4

₩ 3

₽ 2

\$ 6

Distance

1.34km

**RS** = Recent sale

UN = Undisclosed Sale

DISCLAIMER The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.