

Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Median sale price

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.

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.

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the Statement of Information. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980. The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the indicative selling price. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed on the property. It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel.

Address Including suburb and postcode	71 Simons Rd, Leopold VIC 3224
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Single price	or range between	\$600,000	&	\$660,000
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Median price	\$645,000	Property type	House	Suburb	Leopold VIC 3224
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Period - From	March 2023	to	March 2024	Source	realestate.com.au / CoreLogic (Leopold sales data)
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Address of comparable property	Price	Date of sale
12 Towerhill Rd, Leopold VIC 3224	\$615,000	Feb 2024
4 Westmoreland Dr, Leopold VIC 3224	\$630,000	Jan 2024
3 Rebecca Ct, Leopold VIC 3224	\$640,000	Dec 2023

This Statement of Information was prepared on:	5 September 2025
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