

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 1642 - Estuary Boulevard, Leopold, 3224

Indicative selling price

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

Single price \$ 381,000

or range between

&

Median sale price

Median price \$ 382,000

Property type

Vacant Land

Suburb

Leopold

Period - From 1/01/2023

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 2027 - Delmare Drive, Leopold, 3224	\$ 382,000	22/03/2023
2 Lot 1933 - Zale Avenue, Leopold, 3224	\$ 382,000	15/12/2022
3 Lot 1937 - Zale Avenue, Leopold, 3224	\$ 384,000	23/11/2022

This Statement of Information was prepared on:

08 Mar 2024