

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 or locality and postcode 182 CHRISTIES 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 \$695,000 & \$745,000

Median sale price

Median price \$747,500 Property type 4 Bed Houses Suburb Leopold Vic 3224

Period - From Dec 2022 to Nov 2023 Source Realestate.com.au

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
33 HODDLE DRIVE LEOPOLD VIC 3224	\$765,000	28-Feb-22
21 YEOMAN CRESCENT LEOPOLD VIC 3224	\$757,000	20-Jun-22
38 HODDLE DRIVE LEOPOLD VIC 3224	\$750,000	01-Jul-22

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: 04/12/2023