

## 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	6 SENEPIO PLACE LEOPOLD VIC 3224
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### 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	\$635,000	&	\$675,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$675,000	Property type	House	Suburb	Leopold
Period-from	01 Feb 2025	to	31 Jan 2026	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
47 TREEFERN STREET LEOPOLD VIC 3224	\$640,000	03-Dec-25
47 PICKWORTH DRIVE LEOPOLD VIC 3224	\$635,000	05-Jan-26
103 OPAL DRIVE LEOPOLD VIC 3224	\$680,000	19-Sep-25

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.

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**47 TREEFERN STREET LEOPOLD  
VIC 3224**

Sold Price

**\$640,000** Sold Date **03-Dec-25**

3 2 1

Distance **0.75km**



**47 PICKWORTH DRIVE LEOPOLD  
VIC 3224**

Sold Price

**\$635,000** Sold Date **05-Jan-26**

3 2 2

Distance **1.11km**



**103 OPAL DRIVE LEOPOLD VIC  
3224**

Sold Price

**\$680,000** Sold Date **19-Sep-25**

3 2 2

Distance **1.21km**

**RS** = Recent sale **UN** = Undisclosed Sale

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