

## 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

1/24 CORNTHWAITE CRESCENT LEOPOLD VIC 3224

### Indicative selling price

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

Single Price

or range  
between

\$479,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$489,750

Property type

Unit

Suburb

Leopold

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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

1/24 KENSINGTON ROAD LEOPOLD VIC 3224	\$480,000	27-Sep-23
2/100 KENSINGTON ROAD LEOPOLD VIC 3224	\$495,000	04-Dec-23
6/50-52 CYPRESS CRESCENT LEOPOLD VIC 3224	\$520,000	09-Oct-23

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: 05 March 2024

**1/24 KENSINGTON ROAD  
LEOPOLD VIC 3224**

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Sold Price **\$480,000** Sold Date **27-Sep-23**Distance **0.64km****2/100 KENSINGTON ROAD  
LEOPOLD VIC 3224**

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Sold Price **\$495,000** Sold Date **04-Dec-23**Distance **0.67km****6/50-52 CYPRESS CRESCENT  
LEOPOLD VIC 3224**

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Sold Price **\$520,000** Sold Date **09-Oct-23**Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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