

# 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 Birchbank Court, Leopold, VIC 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$950,000 & \$980,000

### Median sale price

Median price \$680,000 Property type House Suburb LEOPOLD  
Period - From 08/04/2023 to 07/04/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	3 Birchbank Court Leopold Vic 3224	\$980,000	2023-03-27
2	33 Arden Avenue Leopold Vic 3224	\$970,000	2023-09-23
3	47 Townview Court Leopold Vic 3224	\$970,000	2023-10-24

This Statement of Information was prepared on: 08/04/2024

