

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

15 Barberino Way, Leopold Vic 3224

Indicative selling price

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

Range between \$730,000 & \$800,000

Median sale price

Median price \$684,000 Property Type House Suburb Leopold

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 | 4 Pescia Ct LEOPOLD 3224 | \$807,000 | 20/02/2023 |
| 2 | 73 Hillclimb Dr LEOPOLD 3224 | \$803,000 | 03/07/2023 |
| 3 | 8 Timberland St LEOPOLD 3224 | \$770,000 | 29/07/2023 |

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:

24/04/2024 15:37



Property Type: House (Res)
Land Size: 573 sqm approx
 Agent Comments

Indicative Selling Price
 \$730,000 - \$800,000
Median House Price
 March quarter 2024: \$684,000

Comparable Properties

4 Pescia Ct LEOPOLD 3224 (REI/VG)

Agent Comments



Price: \$807,000
Method: Private Sale
Date: 20/02/2023
Property Type: House (Res)
Land Size: 578 sqm approx



73 Hillclimb Dr LEOPOLD 3224 (REI/VG)

Agent Comments



Price: \$803,000
Method: Private Sale
Date: 03/07/2023
Property Type: House
Land Size: 629 sqm approx



8 Timberland St LEOPOLD 3224 (REI/VG)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 29/07/2023
Property Type: House (Res)
Land Size: 512 sqm approx