

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 Hazelwood Crescent, Leopold Vic 3224

Indicative selling price

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

Range between \$575,000 & \$625,000

Median sale price

Median price \$680,000 Property Type House Suburb Leopold

Period - From 01/04/2023 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	8 Bisinella Ct LEOPOLD 3224	\$630,000	28/03/2024
2	4 Lawrence St LEOPOLD 3224	\$630,000	21/12/2023
3	5 Sarah Ct LEOPOLD 3224	\$625,000	29/02/2024

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 14:43



3 2 2

Rooms: 6
Property Type: House
Land Size: 652 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$575,000 - \$625,000
Median House Price
Year ending March 2024: \$680,000

Comparable Properties



8 Bisinella Ct LEOPOLD 3224 (REI)

[Agent Comments](#)

3 2 3

Price: \$630,000
Method: Private Sale
Date: 28/03/2024
Property Type: House (Res)
Land Size: 747 sqm approx



4 Lawrence St LEOPOLD 3224 (REI/VG)

[Agent Comments](#)

3 2 1

Price: \$630,000
Method: Private Sale
Date: 21/12/2023
Property Type: House
Land Size: 613 sqm approx



5 Sarah Ct LEOPOLD 3224 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$625,000
Method: Private Sale
Date: 29/02/2024
Property Type: House
Land Size: 660 sqm approx

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