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	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$575,000		&		\$625,000			
Median sale p	rice							
Median price	\$680,000	Pro	operty Type	Hou	se		Suburb	Leopold
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Add	dress 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









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)



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

Agent Comments



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

3

5 Sarah Ct LEOPOLD 3224 (REI/VG)

4 Lawrence St LEOPOLD 3224 (REI/VG)

2



Agent Comments



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

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326



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