

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

2/6 HAZELWOOD CRESCENT LEOPOLD VIC 3224

Indicative selling price

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

Single Price

or range
between

\$549,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Leopold

Period-from

01 Apr 2023

to

31 Mar 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

65 ASH ROAD LEOPOLD VIC 3224	\$570,000	05-Mar-24
4/4 ARABANDO DRIVE LEOPOLD VIC 3224	\$549,000	29-Jun-23
4/6 FARMLAND LANE LEOPOLD VIC 3224	\$595,000	08-Jul-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: 10 April 2024



65 ASH ROAD LEOPOLD VIC 3224

Sold Price

^{RS}

\$570,000

Sold Date

05-Mar-24

3 2 2

Distance

0.25km



4/4 ARABANDO DRIVE LEOPOLD
VIC 3224

Sold Price

\$549,000

Sold Date

29-Jun-23

3 - -

Distance

1.35km



4/6 FARMLAND LANE LEOPOLD
VIC 3224

Sold Price

\$595,000

Sold Date

08-Jul-23

3 2 2

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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