

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

22 Juniper Avenue, Leopold Vic 3224

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$630,000 Property Type House Suburb Leopold

Period - From 01/07/2023 to 30/09/2023 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 Yeoman Cr LEOPOLD 3224 | \$640,000 | 03/10/2023 |
| 2 | 33 Shoaling Dr LEOPOLD 3224 | \$605,000 | 01/11/2023 |
| 3 | 5 Harmony Ct LEOPOLD 3224 | \$605,000 | 04/07/2023 |

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:

30/11/2023 10:04

22 Juniper Avenue, Leopold Vic 3224



 4  2  2

Property Type: House
Land Size: 307 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median House Price
September quarter 2023: \$630,000

Comparable Properties



4 Yeoman Cr LEOPOLD 3224 (REI/VG)

Agent Comments

 4  2  2

Price: \$640,000
Method: Private Sale
Date: 03/10/2023
Property Type: House
Land Size: 380 sqm approx



33 Shoaling Dr LEOPOLD 3224 (REI)

Agent Comments

 4  2  2

Price: \$605,000
Method: Private Sale
Date: 01/11/2023
Property Type: House (Res)
Land Size: 364 sqm approx



5 Harmony Ct LEOPOLD 3224 (REI/VG)

Agent Comments

 4  2  2

Price: \$605,000
Method: Private Sale
Date: 04/07/2023
Property Type: House (Res)
Land Size: 359 sqm approx

Account - Fletchers | P: 5258 2833



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