

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

48-50 Highland Way, Leopold Vic 3224

Indicative selling price

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

Range between \$1,190,000 & \$1,290,000

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 two kilometres of the property for sale in the last six 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	11 Dahlhaus Ct LEOPOLD 3224	\$1,350,000	24/11/2023
2	55-57 Highland Way LEOPOLD 3224	\$1,330,000	01/02/2024
3	24 Simons Rd LEOPOLD 3224	\$1,003,000	22/12/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/04/2024 15:51

48-50 Highland Way, Leopold Vic 3224



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Property Type: House (Res)
Land Size: 1831 sqm approx
Agent Comments

Indicative Selling Price
\$1,190,000 - \$1,290,000
Median House Price
Year ending March 2024: \$680,000

Comparable Properties



11 Dahlhaus Ct LEOPOLD 3224 (REI/VG)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Private Sale
Date: 24/11/2023
Property Type: House
Land Size: 2522 sqm approx



55-57 Highland Way LEOPOLD 3224 (REI)

Agent Comments

4 2 2

Price: \$1,330,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 1670 sqm approx

24 Simons Rd LEOPOLD 3224 (VG)

Agent Comments

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Price: \$1,003,000
Method: Sale
Date: 22/12/2023
Property Type: House (Res)
Land Size: 1350 sqm approx

Account - Jellis Craig Barwon Heads



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