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: 5 Green Acre Drive, Leopold, VIC 3224

Indicative selling price

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

Single price: $645,000 or range between: [ ] & [ ]

Median sale price

Median price: $679,955 Property type: House Suburb: LEOPOLD

Period - From: 08/03/2023 to: 07/03/2024 Source: core_logic

Comparable property sales

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 eighteen months.

	Address of comparable property	Price	Date of sale
1	4 Dendle Street Leopold Vic 3224	$647,000	2023-07-03
2	21 Glengarwyn Road Leopold Vic 3224	$655,000	2023-04-05
3			

This Statement of Information was prepared on: 08/03/2024

CONSUMER AFFAIRS VICTORIA