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: 2/45 Anzac Avenue, Leopold, VIC 3224

Indicative selling price

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

Single price: | or range between: $490,000 | & $530,000

Median sale price

Median price: $680,000 | Property type: House | Suburb: LEOPOLD

Period - From: 07/02/2023 | to: 06/02/2024 | Source: core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	2/100 Kensington Road Leopold Vic 3224	$495,000	2023-12-04
2	6/50-52 Cypress Crescent Leopold Vic 3224	$520,000	2023-10-09
3	1/38 Benita Place Leopold Vic 3224	$520,000	2023-08-10

This Statement of Information was prepared on: 07/02/2024

CONSUMER AFFAIRS VICTORIA