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	4 Warrawee Road, Leopold, VIC 3224

Indicative selling price

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

Single price		or range between	$690,000	&	$759,000

Median sale price

Median price	$ 700,000	Property type	House	Suburb	LEOPOLD
Period - From	27/11/2022	to	26/11/2023	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	37 Cypress Crescent Leopold Vic 3224	$735,000	2023-06-26
2	33 Vicarage Road Leopold Vic 3224	$700,000	2023-08-02
3	31 Hazelwood Crescent Leopold Vic 3224	$745,000	2023-04-05

This Statement of Information was prepared on: 27/11/2023

CONSUMER AFFAIRS VICTORIA