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	36-38 Trumper Crescent, Leopold, VIC 3224

Indicative selling price

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

Range between $595,000 & $635,000

Median sale price

Median price $665,000 Property Type House Suburb Leopold

Period - From 16/06/2023 to 15/12/2024 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* 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	104 Opal Drive Leopold Vic 3224	$595,000	2024-11-16
2	70 Opal Drive Leopold Vic 3224	$600,000	2024-10-30
3	13b Allambie Street Leopold Vic 3224	$620,000	2024-07-01

This Statement of Information was prepared on: 16/12/2024