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	5 Hardwood Walk, Leopold VIC 3224

Indicative selling price

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

Range between $549,000 & $589,000

Median sale price

Median price $665,000 Property Type House Suburb Leopold

Period - From 20/07/2024 to 19/01/2025 Source core_logic

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

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.

Address of comparable property	Price	Date of sale
10 Volare Way Leopold VIC 3224	$570,000	24/12/2024
35 Shoaling Drive Leopold VIC 3224	$582,500	06/09/2024
3 Senecio Place Leopold VIC 3224	$550,000	22/10/2024

This Statement of Information was prepared on: 20/01/2025