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	828 Bellarine Highway, Leopold VIC 3224

Indicative selling price

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

Range between $559,000 & $599,000

Median sale price

Median price $665,000 Property Type House Suburb Leopold

Period - From 17/07/2024 to 16/01/2025 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 five kilometres of the property for sale in the last eighteen months.

Address of comparable property	Price	Date of sale
14 William Street Leopold VIC 3224	$595,000	07/01/2025
29 Allanvale Avenue Leopold VIC 3224	$570,000	20/12/2024
772 Bellarine Highway Leopold VIC 3224	$575,000	13/01/2025

This Statement of Information was prepared on: 17/01/2025