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	42 Pickworth Drive, Leopold VIC 3224

Indicative selling price

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

Range between $649,000 & $699,000

Median sale price

Median price $665,000 Property Type House Suburb Leopold

Period - From 24/07/2024 to 23/01/2025 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
11 Barney Grove Leopold VIC 3224	$650,000	01/11/2024
12 Everglade Street Leopold VIC 3224	$655,000	22/11/2024
24 Stringers Lane Leopold VIC 3224	$696,000	04/10/2024

This Statement of Information was prepared on: 24/01/2025