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 or locality and postcode

43 Grassland Grove, Leopold Vic 3224

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$700,000		&		\$725,000			
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Hou	ISE		Suburb	Leopold
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV	

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	62 Allanvale Av LEOPOLD 3224	\$710,000	28/05/2025
2	5 Courier Ct LEOPOLD 3224	\$750,000	09/05/2025
3	11 Highland Way LEOPOLD 3224	\$745,000	08/04/2025

OR

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 18 months.

This Statement of Information was prepared on:

25/06/2025 15:55



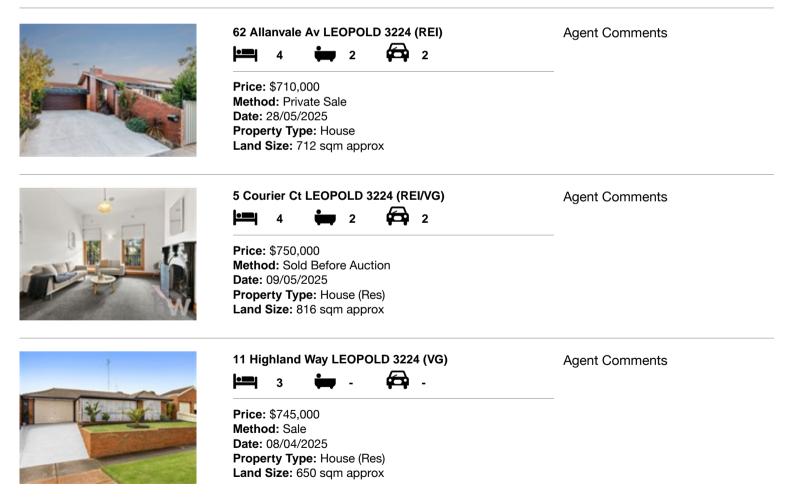






Property Type: House (Res) Land Size: 454 sqm approx Agent Comments Inground Pool Indicative Selling Price \$700,000 - \$725,000 Median House Price Year ending March 2025: \$670,000

Comparable Properties



Account - Kerleys Coastal RE | P: 03 52584100



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