

# 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

10 Alida Court, Leopold VIC 3224

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$699,000

&

\$749,000

### Median sale price

Median price

\$655,000

Property Type

House

Suburb

Leopold

Period - From

28/10/2024

to

27/04/2025

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 for 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
46 Heytesbury Drive Leopold VIC 3224	\$685,000	05/02/2025
10 Hannan Crescent Leopold VIC 3224	\$737,000	13/02/2025
7 Burchill Court Leopold VIC 3224	\$753,100	30/01/2025

This Statement of Information was prepared on:

28/04/2025