

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

22 Fairvista Avenue Leopold

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$680,000

&

\$740,000

### Median sale price

Median price

\$661,000

Property type

Residential house

Suburb

Leopold

Period - From

Feb 2024

to

Jan 2025

Source

Realestate.com.au

### Comparable property sales

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.

1.	68 Warrawee Road Leopold	\$675,000	27 Jan 2025
2.	170 Christies Road Leopold	\$670,000	5 Dec 2024
3.	3 Murnong Street Leopold	\$745,000	6 Nov 2024

This Statement of Information was prepared on: 17 February 2025