

## Property Price Statement

# Multiple residential properties (units) of a single type or class located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Date prepared

12/10/2026

### Units offered for sale

Address  
Including suburb and  
postcode

38-40 Mollers Land, Leopold

### Key features of the properties

| Unit type or class<br>e.g. One bedroom units | # of bedrooms | # of bathrooms | # of car spaces<br>(+/- 1) | Internal floor space (in m <sup>2</sup> )<br>(may be a range) | Total land size (in m <sup>2</sup> ) (may be a range) |
|----------------------------------------------|---------------|----------------|----------------------------|---------------------------------------------------------------|-------------------------------------------------------|
| Lot 302                                      | N/A           | N/A            | N/A                        | N/A                                                           | 447                                                   |
| Lot 402                                      | N/A           | N/A            | N/A                        | N/A                                                           | 388                                                   |
| Lot 410                                      | N/A           | N/A            | N/A                        | N/A                                                           | 388                                                   |
| Lot 412                                      | N/A           | N/A            | N/A                        | N/A                                                           | 438                                                   |
| Lot 413                                      | N/A           | N/A            | N/A                        | N/A                                                           | 438                                                   |
| Lot 416                                      | N/A           | N/A            | N/A                        | N/A                                                           | 350                                                   |
| Lot 417                                      | N/A           | N/A            | N/A                        | N/A                                                           | 347                                                   |
| Lot 420                                      | N/A           | N/A            | N/A                        | N/A                                                           | 395                                                   |
| Lot 421                                      | N/A           | N/A            | N/A                        | N/A                                                           | 395                                                   |
| Lot 422                                      | N/A           | N/A            | N/A                        | N/A                                                           | 518                                                   |
| Lot 429                                      | N/A           | N/A            | N/A                        | N/A                                                           | 509                                                   |
| Lot 431                                      | N/A           | N/A            | N/A                        | N/A                                                           | 395                                                   |
| Lot 432                                      | N/A           | N/A            | N/A                        | N/A                                                           | 395                                                   |
| Lot 433                                      | N/A           | N/A            | N/A                        | N/A                                                           | 375                                                   |
| Lot 434                                      | N/A           | N/A            | N/A                        | N/A                                                           | 370                                                   |
| Lot 435                                      | N/A           | N/A            | N/A                        | N/A                                                           | 375                                                   |

### Indicative selling prices

For the meaning of *indicative selling price*, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting). An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Unit type or class e.g. One bedroom units

Single price

Lower price

Higher price

Lot 302

\$420,000

or range between

\$\*

&

\$

|         |           |                  |  |  |
|---------|-----------|------------------|--|--|
| Lot 402 | \$343,000 | or range between |  |  |
| Lot 410 | \$348,000 | or range between |  |  |
| Lot 412 | \$386,000 | or range between |  |  |
| Lot 413 | \$386,000 | or range between |  |  |
| Lot 416 | \$342,000 | or range between |  |  |
| Lot 417 | \$340,000 | or range between |  |  |
| Lot 420 | \$362,000 | or range between |  |  |
| Lot 421 | \$362,000 | or range between |  |  |
| Lot 422 | \$420,000 | or range between |  |  |
| Lot 429 | \$415,000 | or range between |  |  |
| Lot 431 | \$362,000 | or range between |  |  |
| Lot 432 | \$362,000 | or range between |  |  |
| Lot 433 | \$353,000 | or range between |  |  |
| Lot 434 | \$353,000 | or range between |  |  |
| Lot 435 | \$353,000 | or range between |  |  |

### Seller's reserve price (if property is to be sold by auction or fixed-date sale)

Unit address

N/A

Seller's reserve price

N/A

### Median sale price

Median price

\$350,000

Suburb

Leopold

Period - From

06/04/2026

To

12/10/2026

Source

RPM Data

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**Lot 402 – 14x 28(388m<sup>2</sup>)**

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

**Lot 410 – 14x 28(388m<sup>2</sup>)**

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 412 – 15.6x 28(438m<sup>2</sup>)

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 413 – 15.6x 28(438m<sup>2</sup>)

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

**Lot 416 – 12.5x 28(350m<sup>2</sup>)****Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

**Lot 417 – 15.9x 28(347m<sup>2</sup>)****Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 420 – 12.5 x 31.6(518m<sup>2</sup>)

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 421 – 12.5 x 31.6(518m<sup>2</sup>)

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 322 – 17x 32(537m<sup>2</sup>)

**Comparable Property Saeles**

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Lot 429 – 21.2 x 31.6 (509m<sup>2</sup>)**

**Comparable Property Sales**



I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Lot 431 – 12.5 x 31.6(395m<sup>2</sup>)**

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 432 – 12.5 x 31.6(395m<sup>2</sup>)

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 433 – 12.5 x 30 (375m<sup>2</sup>)

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 434 – 12.5 x 30 (370m<sup>2</sup>)

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

Lot 435 – 12.5 x 30 (375m<sup>2</sup>)

**Comparable property 1**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 404 Garnet Close Leopold | \$353,000  | 12/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392                                  |

**Comparable property 2**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 405 Garnet Close Leopold | \$353,000  | 18/08/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 392.00                               |

**Comparable property 3**

| Address                  | Sale price | Date of sale |
|--------------------------|------------|--------------|
| 414 Garnet Close Leopold | \$376,000  | 14/09/2026   |

**Key features**

| Building Type | # of bedrooms | # of bathrooms | # of car spaces | Internal floor space (in m <sup>2</sup> ) | Total land size (in m <sup>2</sup> ) |
|---------------|---------------|----------------|-----------------|-------------------------------------------|--------------------------------------|
| Land Only     |               |                |                 |                                           | 443                                  |

**Sale outcome**

|              |          |                         |                |
|--------------|----------|-------------------------|----------------|
| Unit address |          |                         |                |
| Sale price   | \$ _____ | Unconditional sale date | ____/____/____ |

|                     |          |                         |                |
|---------------------|----------|-------------------------|----------------|
| <b>Unit address</b> |          |                         |                |
| Sale price          | \$ _____ | Unconditional sale date | ____/____/____ |
| <b>Unit address</b> |          |                         |                |
| Sale price          | \$ _____ | Unconditional sale date | ____/____/____ |