HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	10 Anzac Ave., Leopold

Indicative selling price

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

Single price		or range between	$425,000	&	$455,000

Median sale price

(*Delete house or unit as applicable)

Median price	$495,500	*House	X	*Unit		Suburb or locality	Leopold
Period - From	June 2018	to	June 2019			Source	RP Data

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.

Address of comparable property	Price	Date of sale
1. 34 Ash Road, Leopold	$455,000	30 Oct 2018
2. 14 Anzac Ave., Leopold	$440,000	17 Oct, 2018
3. 81 Kensington Road, Leopold	$445,000	22 Jan 2019

CONSUMER AFFAIRS VICTORIA