HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	8 Kylemore Court, 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	$750,000	&	$800,000

Median sale price

Median price	$685,000	Property type	Residential house	Suburb	Leopold
Period - From	Jan 2023	to	Dec 2023	Source	Realestate.com.au

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.

1.	17 Heytesbury Drive, Leopold	$767,500	14 Nov 2023
2.	3 Mandlay Close, Leopold	$786,000	11 Aug 2023
3.	79 Canowindra Way, Leopold	$750,000	13 Jul 2023

This Statement of Information was prepared on: 17/01/2023

CONSUMER AFFAIRS VICTORIA