

HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

14 Northview Drive, 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 \$ 490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median price \$492,000

*House ☒

*Unit ☐

Suburb
or locality Leopold

Period - From 3 Dec 2017

to 3 Dec 2018

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. 7 Koonangurt Road, Leopold	\$517,000	14 Aug 2018
2. 18 Cypress Crescent, Leopold	\$510,000	09 Nov 2018
3. 18 Maddison Court, Leopold	\$495,000	23 April 2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.