HAYDEN

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb or locality and postcode | 5-6 Vancouver Close, 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 | $1,250,000 | & | $1,350,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $640,000 | Property type | Residential house | Suburb | Leopold |
| Period - From | Nov 2020 | to | Nov 2021 | 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. 35 Viewbay Drive Leopold | $1,310,000 | 20 Nov 2021 |
| 2. 19 The Crescent, Leopold | $1,237,500 | 16 Nov 2021 |
| 3. 1-5 Rickman Court, Leopold | $1,380,000 | 17 Mar 2021 |

This Statement of Information was prepared on: 29/11/2021

CONSUMER AFFAIRS VICTORIA