

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

16 Timberland Street, 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 \$495,000 & \$540000

Median sale price

Median price \$504,318 Property type Residential House Suburb Leopold

Period - From Dec 2018 to Dec 2019 Source RP DATA

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.

Address of comparable property	Price	Date of sale
1 33 Paraffin Drive, Leopold	\$500,000	16 Jan 2020
2 14 Shoaling Drive, Leopold	\$530,000	06 Dec 2019
3 18 Hillclimb Drive, Leopold	\$510,000	26 Nov 2019

This Statement of Information was prepared on: 03/02/2020