

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

31 Christies Road, Leopold

### Indicative selling price

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

Single price

\$460,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$495,000

\*House

X

\*Unit

Suburb  
or locality

Leopold

Period - From

Jan 2018

to

Jan 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. 5 Pindari Court, Leopold     | \$455,000 | 05 Oct 2018  |
| 2. 81 Kensington Road, Leopold  | \$445,000 | 22 Jan 2019  |
| 3. 34 Allambie Street , Leopold | \$475,000 | 12 Dec 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.