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 Coffee Rock 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	$ 460,000	&	$490,000

Median sale price

(*Delete house or unit as applicable)

Median price	$492,000	*House	X	*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. 16 Swamphen Drive, Leopold	$465,000	3 Sep 2018
2. 5 Ascent Ave., Leopold	$480,000	26 April 2018
3. 13 Barney Grove, Leopold	$477,000	03 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.

CONSUMER AFFAIRS VICTORIA