# HAYDEN

# **Statement of Information**

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address Including suburb or locality and postcode

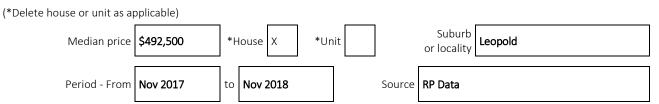
Including suburb or 81 Kensington Road, Leopold

#### 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	\$445,000	&	\$470,000
--------------	------------------	-----------	---	-----------

### Median sale price



#### 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 Barunah Court, Leopold	\$472,000	27/08/2018
2. 6 Melissa Court, Leopold	\$473,000	02/07/2018
3. 13 Athlon Avenue	\$469,000	16/05/2018

#### 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.

