

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

81 Kensington 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

or range between

\$445,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$492,500

\*House

X

\*Unit

Suburb  
or locality

Leopold

Period - From

Nov 2017

to

Nov 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. 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.