

# HAYDEN

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address

37 Shoaling Drive, 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 \$ 460,000

&

\$ 495,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$480,000

\*House

X

\*Unit

Suburb  
or locality

Leopold

Period - From

20 Aug 2017

to

20 Aug 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. 12 Seagrass Street, Leopold | \$465,000 | 05/03/2018 |
| 2. 13 Barney Grove, Leopold    | \$477,000 | 03/04/2018 |
| 3. 34 Paraffin Drive, Leopold  | \$495,000 | 25/06/2018 |

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.