HAYDEN

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb or locality and postcode | 80 Ash Road, Leopold VIC 3224 |

## 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 | $810,000 | & | $890,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $620,000 | Property type | Residential house | Suburb | Leopold |
| Period - From | Oct 2020 | to | Oct 2021 | Source | Realestate.com.au |

## Comparable property sales (*Delete A or B below as applicable)

**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.

| | | |
|---|---|---|
| 60 Trumper Cres, Leopold | $850,000 | 15/06/2021 |
| 21 Pienza Way, Leopold | $850,000 | 25/08/2021 |
| 7 Lorikeet Court, Leopold | $850,000 | 25/10/2021 |

This Statement of Information was prepared on: 09/11/221

CONSUMER AFFAIRS VICTORIA