HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	41 Grassland Grove, 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	$590,000	&	$645,000

Median sale price

Median price	$675,000	Property type	Residential house	Suburb	Leopold
Period - From	Feb 2021	to	Feb 2022	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.

1. 4 Rushmore Court, Leopold	$635,000	17 Mar 2022
2. 5 Green Acre Drive, Leopold	$640,000	22 Jan 2022
3. 10 Casy Grove, Leopold	$636,000	21 Jan 2022

This Statement of Information was prepared on: 28/03/2022

CONSUMER AFFAIRS VICTORIA