

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Allanvale Ave., 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

\$580,000

&

\$620,000

Median sale price

Median price

\$578,750

Property type

Residential House

Suburb

Leopold

Period - From

July 2020

to

July 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.

Address of comparable property	Price	Date of sale
1. 31 Myuna Street, Leopold	\$586,000	02 June 2021
2. 26 Glengarwyn Road, Leopold	\$582,500	01 May 2021
3. 24 Carmichael Court, Leopold	\$615,000	30 April 2021

This Statement of Information was prepared on: 9 Aug 2021