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 | 34 Ash Road, 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 | $440,000 | & | $475,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Median price | $485,000 | *House | X | *Unit | | Suburb or locality | LEOPOLD |
| Period - From | Oct 2017 | to | Oct 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. 13 Athlon Avenue, Leopold | $469,000 | 16/05/2018 |
| 2. 14 Anzac Avenue, Leopold | $440,000 | 17/10/2018 |
| 3. 5 Pindari Court, Leopold | $455,000 | 05/10/2018 |

**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.

CONSUMER AFFAIRS VICTORIA