HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	8 Birchbank Court, 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	$920,000	&	$990,000

Median sale price

Median price	$640,000	Property type	Residential house	Suburb	Leopold
Period - From	Dec 2020	to	Dec 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.

2 Birchbank Court, Leopold VIC 3224	Nov 2021	$970,000
15 Birchbank Court, Leopold VIC 3224	Nov 2021	$912,500
8 Mitchell Drive, Leopold VIC 3224	August 2021	$1,000,500

This Statement of Information was prepared on: 07/01/2021

CONSUMER AFFAIRS VICTORIA