HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	26 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	$580,000	&	$620,000

Median sale price

Median price	$681,250	Property type	Residential house	Suburb	Leopold
Period - From	June 2023	to	July 2024	Source	Realestate.com.au

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.

1.	32 Heytesbury Drive, Leopold	$615,000	Jan 2024
2.	9 Carroll Street, Leopold	$590,000	May 2024
3.	39 Christies Road, Leopold	$570,000	July 2024

This Statement of Information was prepared on: 19/08/2024

CONSUMER AFFAIRS VICTORIA