

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

61 Ash Road, Leopold

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*

or range between \$525,000

&

\$550,000

## Median sale price

Median price

\$681,250

Property type

Residential house

Suburb

Leopold

Period - From

August 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.	1/7 Gallois Gdns, Leopold	\$540,000	June 2024
2.	1 Lucca Crt, Leopold	\$549,000	May 2024
3.	3 Stevens Crt, Leopold	\$536,000	November 2023

This Statement of Information was prepared on: 06/08/2024