HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	52 Heytesbury Drive, Leopold 3224

Indicative selling price

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

range between $590,000 & $620,000

Median sale price

Median price $560,000 Property type *House* Suburb Leopold

Period - From July 2020 to July 2021 Source RP DATA

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. 24 Carmichael Court, Leopold 3224	$615,000	30 Apr 2021
2. 14 Warrawee Road, Leopold	$610,000	19 Apr 2021
3. 16 Highland Way, Leopold	$623,000	09 Mar 2021

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

CONSUMER AFFAIRS VICTORIA