HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	11 Everglade St, 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	$740,000	&	$760,000

Median sale price

Median price	$675,000	Property type	Residential house	Suburb	Leopold
Period - From	Sep 2023	to	Aug 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. 4 Goshawk Lane, Leopold	Aug 2024	$750,000
2. 15 Casy Grove, Leopold	Aug 2024	$735,000
3. 5 Kangaroo Paw Drive, Leopold	Mar 2024	$760,000

This Statement of Information was prepared on: 9 September 2024

CONSUMER AFFAIRS VICTORIA