

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

5 Everglade Street, Leopold

### Indicative selling price

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

Single price \$\* or range between \$530,000 & \$580,000

### Median sale price

Median price \$520,000 Property type Residential House Suburb Leopold

Period - From Sept 2019 to Sept 2020 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.

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 1. 22 Tispa Drive, Leopold     | \$530,000 | 20 Oct 2020  |
| 2. 13 Masimo Road, Leopold     | \$542,000 | 01 Oct 2020  |
| 3. 41 Pollard Drive, Leopold   | \$531,000 | 14 Sept 2020 |

This Statement of Information was prepared on: 27 Oct 2020