HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	1 Anzac Ave, Leopold VIC 3224

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	$499,000	&	$548,000

Median sale price

Median price	$685,000	Property type	Residential house	Suburb	Leopold
Period - From	April 2021	to	April 2022	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.

23 Arabando Drive, Leopold	07 Feb 2022	$538,500
1 Arabando Drive, Leopold	30 Sept 2021	$530,000
26 Burlington Cres, Leopold	15 Sept 2021	$515,000

This Statement of Information was prepared on: 19/04/2022

CONSUMER AFFAIRS VICTORIA