HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	23 Arabando Drive, 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	$530,000	&	$560,000

Median sale price

Median price	$640,000	Property type	Residential House	Suburb	Leopold
Period - From	Nov 2020	to	Nov 2021	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. 1 Arabando Drive, Leopold	$530,000	18 Oct 2021
2. 3 Trixia Place, Leopold	$550,000	06 Aug 2021
3. 51 Cypress Crescent, Leopold	$530,000	04 Mar 2021

This Statement of Information was prepared on: 29/11/2021

CONSUMER AFFAIRS VICTORIA