HAYDEN

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb or locality and postcode | 13 Arden Avenue 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 | $680,000 | & | $720,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $675,000 | Property type | Residential house | Suburb | Leopold |
| Period - From | Sept 2023 | to | Aug 2024 | 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.

| | | |
|---|---|---|
| 1. 26 Glengarwyn Road Leopold | $680,000 | July 2024 |
| 2. 25 Cresta Street Leopold | $690,000 | May 2024 |
| 3. 26 Greenbank Court Leopold | $740,000 | Jan 2024 |

**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 18.09.24

CONSUMER AFFAIRS VICTORIA