HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	27 Anzac Ave., 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	$590,000	&	$640,000

Median sale price

Median price	$700,000	Property type	Residential house	Suburb	Leopold
Period - From	June 2021	to	June 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.

1. 26 William Street, Leopold	$610,000	11 May 2022
2. 17 Cornthwaite Crescent, Leopold	$640,000	06 May 2022
3. 55 Simons Road, Leopold	$637,000	27 Mar 2022

This Statement of Information was prepared on: 20 June 2022

CONSUMER AFFAIRS VICTORIA