

HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address

1/44-46 Ash Road, 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

\$ 345,000

&

\$369,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$348,000

*House

X

*Unit

Suburb
or locality

Leopold

Period - From

Sept 17

to

Sept 18

Source

RP Data

Comparable property sales

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. 4/50-52 Cypress Ave., Leopold	\$345,000	21/03/2018
2. 4/44-46 Ash Road, Leopold	\$345,000	26/10/2018
3. 10/797-799 Bellarine Highway, Leopold	\$352,000	12/02/2018

OR

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