HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address Including suburb or locality and postcode	47 Allambie Street, 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	$480,000	& $500.,000

Median sale price

(*Delete house or unit as applicable)

Median price	$487,000	*House	X	*Unit		Suburb or locality	LEOPOLD
Period - From	22 Oct 2017	to	22 Oct 2018			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. 13 Glengarwyn Road, Leopold	$495,000	03 Oct 2018
2. 35 Simons Road, Leopold	$506,750	16 Jun 2018
3. 33 Anzac Ave., Leopold	$495,000	07 May 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.

CONSUMER AFFAIRS VICTORIA