

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

28 Silver Gull Court, Leopold 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$690,000 & \$750,000

Median sale price

Median price \$585,500 Property type House Suburb Leopold

Period - From Sept 2020 to Sept 2021 Source RP DATA

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. 11 Darrambal Crescent, Leopold 3224	\$720,000	21/08/2021
2. 18 Highland Way, Leopold 3224	\$765,000	19/05/2021
3. 43 Burlington Crescent, Leopold 3224	\$672,000	12/07/2021

This Statement of Information was prepared on: 17/09/2021