

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Maddison Court Leopold

### Indicative selling price

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

Single price \$\* or range between \$520,000 & \$570,000

### Median sale price

Median price \$675,000 Property type Residential house Suburb Leopold

Period - From September 2023 to August 2024 Source Realestate.com.au

### 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.

1.	3 Senecio Place Leopold	\$550,000	August 2024
2.	19 Swamphen Drive Leopold	\$565,000	June 2024
3.	48 Benita Place Leopold	\$575,000	March 2024

This Statement of Information was prepared on: 1 October 2024