

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

51 Cypress Crescent, 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 \$500,000 & \$550,000

Median sale price

Median price \$533,500 Property type Residential House Suburb Leopold

Period - From Feb 2020 to Feb 2021 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.

Address of comparable property	Price	Date of sale
1. 72 Estuary Blvd, Leopold	\$515,000	04 Feb 2021
2. 12 Headland Drive, Leopold	\$535,000	12 Jan 2021
3. 13 Shoaling Drive, Leopold	\$530,000	22 Dec 2020

This Statement of Information was prepared on: 22/02/2021