

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address (including suburb or locality and postcode)

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House ☒ *Unit ☐ Suburb or locality
 Period - From to Source

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. 3 Tamar Court Leopold | \$452,000 | 03/05/18 |
| 2. 8 Pindari Court Leopold | \$450,000 | 26/03/18 |
| 3. 38 Kensington Road Leopold | \$442,000 | 04/02/18 |