

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

72 Pollard Drive, 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

\$630,000

&

\$680,000

Median sale price

Median price

\$686,677

Property type

Residential house

Suburb

Leopold

Period - From

Dec 2022

to

Nov 2023

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.

1.	30 Shoaling Drive, Leopold	\$636,000	01 Dec 2023
2.	17 Swampen Drive, Leopold	\$655,000	24 Nov 2023
3.	6 Masimo Road, Leopold	\$675,000	16 Nov 2023

This Statement of Information was prepared on: 18/12/2023