

**HAYDEN**

• EST. 1928 •

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
including suburb or  
locality and postcode

52 Simons Road 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

\$ 449,000

&amp;

\$ 479,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$460,000

\*House

☒

\*Unit

☐Suburb  
or locality

Leopold

Period - From

May 17

to

May 18

Source

RP Data

### 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.	29 Allanvale Avenue Leopold	\$466,000	30/05/18
2.	13 Athlon Ave Leopold	\$469,000	16/05/18
3.	3 Tamar Court Leopold	\$452,000	03/05/18