

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Darrambal Crescent, 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 \$580,000 & \$610,000

## Median sale price

Median price \$715,000

Property type

Residential house

Suburb

Leopold

Period - From Dec 2021

to

Dec 2022

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.	4 Robertson Road., Leopold	\$605,000	20 Oct 2022
2.	8 Neri Drive, Leopold	\$590,000	01 Sept 2022
3.	7 Dorothy Street, Leopold	\$610,000	01 Aug 2022

This Statement of Information was prepared on: 09/12/2022