

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

1/13 Longview Avenue 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 \$410,000 & \$450,000

### Median sale price

Median price \$482,500

Property type Residential unit

Suburb Leopold

Period - From October 2023

to

September 2024

Source Realestate.com.au

### 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.

1.	9/39 Ferguson Road, Leopold	\$470,000	2 March 2024
2.	6/797-799 Bellarine Hwy, Leopold	\$443,500	13 February 2024
3.	8/797-799 Bellarine Hwy, Leopold	\$430,000	16 January 2024

This Statement of Information was prepared on: 31/10/2024