

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

42 Pickworth 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 \$570,000 & \$610,000

Median sale price

Median price \$560,000 Property type Residential House Suburb Leopold

Period - From Jun 2020 to Jun 2021 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.

Address of comparable property	Price	Date of sale
1. 22 Warrawee Road, Leopold	\$575,000	14 May 2021
2. 26 Glengarwyn Road, Leopold	\$575,000	04 Mar 2021
3. 12 Myuna Street, Leopold	\$592,500	03 Dec 2020

This Statement of Information was prepared on: 07/07/2021