

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 2008 - 290 Melaluka Road, Leopold, 3224
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 350,000 or range between &

### Median sale price

Median price \$ - Property type Vacant Land Suburb #VALUE!

Period - From 0/01/1900 to 0/01/1900 Source #VALUE!

### Comparable property sales

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 Lot 1915 - Zale Avenue, Leopold, 3224	\$ 350,000	20/01/2023
2 Lot 1936 - Zale Avenue, Leopold, 3224	\$ 350,000	12/12/2022
3 Lot 1935 - Zale Avenue, Leopold, 3224	\$ 350,000	16/10/2022

This Statement of Information was prepared on: 16 Mar 2023