

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

30 Recreation Drive, 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 \$780,000

&

\$820,000

## Median sale price

Median price \$706,500

Property type

Residential house

Suburb

Leopold

Period - From April 2022

to

March 2023

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.	24 Heytesbury Drive, Leopold	\$750,000	08 Mar 2023
2.	4 Pescia Court, Leopold	\$807,000	20 Feb 2023
3.	11 Nell Link, Leopold	\$780,000	13 Feb 2023

his Statement of Information was prepared on: 19/04/2023