

HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

48 Canowindra Way, 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 \$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median price \$490,000

*House X

*Unit

Suburb
or locality Leopold

Period - From 5 Nov 2017

to 5 Nov 2018

Source RP Data

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.

Address of comparable property	Price	Date of sale
1. 13 Barney Grove, Leopold	\$477,000	03 Apr 2018
2. 3 Karumba Court, Leopold	\$485,000	02 Nov 2017
3. 6 Melissa Court, Leopold	\$473,000	02 Jul 2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.