

HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

18 Cypress Crescent, 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 \$499,000 & \$549,000

Median sale price

(*Delete house or unit as applicable)

Median price \$487,000 *House ☒ *Unit ☐ Suburb or locality LEOPOLD

Period - From Oct 2017 to Oct 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. 9 Timberland Street, Leopold	\$518,000	12 Oct 2018
2. 87 Pollard Drive, Leopold	\$526,000	01 Jun 2018
3. 6 Pollard Drive, Leopold	\$538,000	10 Oct 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.