

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

16 Anzac Ave., 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 \$450,000 & \$480,000

### Median sale price

Median price \$525,000 Property type Residential House Suburb Leopold

Period - From Dec 2019 to Dec 2020 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. 39 Cresta Ave., Leopold	\$450,000	05 Nov 2020
2. 40 Allambie Street, Leopold	\$480,000	05 Nov 2020
3. 21 Simons Road, Leopold	\$450,000	17 Nov 2020

This Statement of Information was prepared on: 8 February 2021