

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

4 Ash Road, Leopold

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*

or range between \$550,000

&

\$610,000

## Median sale price

Median price

\$680,000

Property type

Residential house

Suburb

Leopold

Period - From

March 2023

to

Feb 2024

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.	32 Northview Drive, Leopold	\$573,000	13 Jan 2024
2.	6 Grange Court, Leopold	\$575,000	06 Dec 2023
3.	3B Bennett Court, Leopold	\$550,000	17 Aug 2023

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

This Statement of Information was prepared on: 5/03/2024