

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

20 Tidal Street, 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 \$680,000

&

\$710,000

Median sale price

Median price \$710,000

Property type Residential house

Suburb Leopold

Period - From Feb 2022

to

Jan 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.	115 Curtain Drive, Leopold	\$700,000	01 Oct 2022
2.	4 Saxbee Way, Leopold	\$705,000	30 Sept 2022
3.	13 Estuary Blvd, Leopold	\$705,000	09 Feb 2023

This Statement of Information was prepared on: 13/02/2023