

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2-4 Pickworth Drive, 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

\$559,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$498,000

*House

X

*Unit

Suburb
or locality

Leopold

Period - From

March 2018

to

March 2019

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. 10 Prismatic Place, Leopold	\$560,000	27 Mar 2019
2. 48 Cypress Crescent, Leopold	\$565,000	18 Feb 2019
3. 9 Kylemore Court, Leopold	\$580,000	04 Feb 2019

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.