

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

173-177 Melaluka Road, 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 \$980,000 & \$1,078,000

Median sale price

Median price \$500,000 Property type House Suburb Leopold

Period - From Sept 2018 to Sept 2019 Source RP DATA

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 68 Christies Road, Leopold	\$1,075,378	08 Dec 2018
2 16-20 Whitehorse Road, Moolap	\$1,100,000	04 May 2019
3 21-29 Chipperfield Drive, Moolap	\$1,070,000	29 Aug 2018

This Statement of Information was prepared on: 23/12/2019