

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

23 Arabando 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 \$530,000 & \$580,000

Median sale price

Median price \$610,000 Property type Residential House Suburb Leopold

Period - From Sept 2020 to Sept 2021 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. 2 Coffee Rock Drive, Leopold	\$565,000	17 Sept 2021
2. 8 Volare Way, Leopold	\$580,000	25 Aug 2021
3. 49 Koonangurt Road, Leopold	\$555,000	22 Jun 2021

This Statement of Information was prepared on: 08/10/2021