

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

17 Swamphen Drive, Leopold

## Indicative selling price

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

Single price \$\*

or range between \$630,000

&

\$670,000

## Median sale price

Median price \$687,500

Property type

Residential house

Suburb

Period - From Oct 2022

to

Sep 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.	1 Lineal Street, Leopold	\$645,000	01 Aug 2023
2.	35 Pickworth Drive, Leopold	\$630,000	31 Jul 2023
3.	9 Tispa Drive, Leopold	\$655,000	04 Jul 2023

This Statement of Information was prepared on: 17/10/2023