

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

73 Hillclimb 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 \$795,000

&

\$825,000

Median sale price

Median price \$700,000

Property type

Residential house

Suburb

Leopold

Period - From May 2022

to

April 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. | 47 Kangaroo Paw Drive, Leopold | \$810,000 | 03 Nov 2023 |
| 2. | 23 Winslow Ave., Leopold | \$825,000 | 15 Oct 2022 |
| 3. | 4 Pescia Court, Leopold | \$807,000 | 20 Feb 2023 |

This Statement of Information was prepared on: 28/02/2023