

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

8 Spectacle Way, 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$430,000

*House

X

*Unit

Suburb
or locality

Leopold

Period - From

01/09/2016

to

25/09/2017

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. 15 Spectacle Way, Leopold	\$251,000	26/04/2017
2. 2 Ascent Avenue, Leopold	\$245,000	07/10/2016
3. 89 Hillclimb Drive, Leopold	\$240,000	02/02/2017