

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

11 Estuary Blvd, 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 \$510,000 & \$540,000

Median sale price

Median price \$520,000 Property type Residential House Suburb Leopold

Period - From Apr 2019 to Apr 2020 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 16 Timberland Street, Leopold	\$510,000	03 Apr 2020
2 30 Shoaling Drive, Leopold	\$520,000	12 Mar 2020
3 18 Parkfront Drive, Leopold	\$545,000	27 Feb 2020

This Statement of Information was prepared on: 04/05/2020