

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/796 Bellarine Highway, 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 \$630,000

&

\$680,000

Median sale price

Median price \$710,500

Property type

Residential house

Suburb

Leopold

Period - From Jan 22

to

Dec 22

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.	33 Hazelwood Crescent, Leopold	\$670,000	02 Sept 2022
2.	25 The Court, Leopold	\$658,000	02 Sept 2022
3.	68 Northview Drive, Leopold	\$680,000	15 Mar 2022

This Statement of Information was prepared on: 03/01/2023