

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

16 Anchorage 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 \$540,000 & \$570,000

Median sale price

Median price \$533,500 Property type Residential House Suburb Leopold

Period - From Feb 2020 to Feb 2021 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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 1. 17 Parkfront Drive, Leopold | \$550,000 | 12 Dec 2020 |
| 2. 86 Estuary Blvd., Leopold | \$540,000 | 03 Dec 2020 |
| 3. 9 Arabando Drive, Leopold | \$542,000 | 24 Nov 2020 |

This Statement of Information was prepared on: 22/02/2021