

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

37 Darrambal Crescent, 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 \$610,000 & \$640,000

Median sale price

Median price \$541,000 Property type Residential House Suburb Leopold

Period - From May 2020 to May 2021 Source RP DATA

Comparable property sales

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. 11 Donvale Drive Leopold	\$640,000	19 Aug 2020
2. 5 Somerset Court, Leopold	\$665,000	18 Dec 2020
3. 16 Highland Way Leopold	\$623,000	03 Mar 2021

This Statement of Information was prepared on: 27th May 2021