

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1 Clivedon Court, 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 \$410,000

&

\$435,000

Median sale price

Median price \$520,000

Property type Residential House

Suburb Leopold

Period - From April 2019

to

April 2020

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. 29 Carroll Street, Leopold | \$415,000 | 05 May 2020 |
| 2. 8 Woodleigh Close, Leopold | \$420,000 | 05 Feb 2020 |
| 3. 6a Myuna Street, Leopold | \$420,000 | 25 Nov 2019 |

This Statement of Information was prepared on: 03 June 2020