

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Shoaling Drive, 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 \$499,000 & \$540,000

Median sale price

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

Period - From Sept 2019 to Sept 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. 22 Tispa Drive, Leopold	\$530,000	20 Oct 2020
2. 41 Pollard Drive, Leopold	\$531,000	14 Sept 2020
3. 22 Anchorage Way, Leopold	\$522,500	25 Jun 2020

This Statement of Information was prepared on: 20/10/2020