

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

16 Falkirk Place Leopold

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$780,000 & \$840,000

### Median sale price

Median price \$655,000

Property type

Residential house

Suburb

Leopold

Period - From

Jan 2024

to

Dec 2024

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.	10 Lorikeet Court Leopold	\$790,000	29 Oct 2024
2.	9 Bisinella Court Leopold	\$800,000	19 Mar 2024
3.	11 Nathan Court Leopold	\$820,000	08 May 2024

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 23 January 2025