## HAYDEN

# **Statement of Information**

Single residential property located outside the Melbourne metropolitan area

#### Property offered for sale

Address locality and postcode

Including suburb or 16 Tidal Street, Leopold

#### Indicative selling price

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

Sin	gle price	\$*		or ra	inge	between	\$720,000		&	\$760,000
Median sale	price									
Median price	\$679,910	)		Property	type	Residen	tial house	Suburb	Leopold	
Period - From	FEB 2023	3 t	o [	IAN 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. 69 Estuary Blvd, Leopold	\$760,000	12 Jul 2023
2. 8 Kangaroo Paw Drive, Leopold	\$750,000	28 Nov 2023
3. 38 Paraffin Drive, Leopold	\$740,000	06 Mar 2023

This Statement of Information was prepared on: 02/02/2024

