

# HAYDEN

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

13 Darrambal Crescent, 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 \$ 480,000

&

\$528,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$486,000

\*House

X

\*Unit

Suburb  
or locality

Leopold

Period - From

15 Oct 2017

to

15 Oct 2018

Source

RP Data

### Comparable property sales

**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. 37 Dorothy Street, Leopold	\$485,000	18 Sep 2018
2. 10 Leopold Court, Leopold	\$512,500	24 Jan 2018
3. 87 Pollard Drive, Leopold	\$526,000	01 Jun 2018

**OR**

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