

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

39 Highland Way, 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 \$760,000 & \$820,000

Median sale price

Median price \$503,000 Property type Residential house Suburb Leopold

Period - From Sept 2018 to Sept 2019 Source RP DATA

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 63 Viewbay Drive, Leopold	\$815,000	23 Jul 2019
2 5 Karumba Court, Leopold	\$770,000	22 Jan 2019
3 32 Moss Road, Leopold	\$780,000	27 Sep 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.

This Statement of Information was prepared on: 30/10/2019