

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1913 - 290 Melaluka Road, Leopold, 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 382,000 or range between &

Median sale price

Median price \$ - Property type Vacant Land Suburb Leopold

Period - From 0/01/1900 to 0/01/1900 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 1905 - Delmare Drive, Leopold, 3224	\$ 382,000	3/07/2022
2 Lot 1804 - Delmare Drive, Leopold, 3224	\$ 382,000	28/06/2022
3 Lot 1805 - Delmare Drive, Leopold, 3224	\$ 382,000	3/06/2022

This Statement of Information was prepared on:

03 Aug 2022