

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

11 Longview Ave., 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 \$380,000 & \$420,000

Median sale price

Median price

\$510,000

Property type

House

Suburb

Leopold

Period - From

Oct 2018

to

Oct 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. 10 Anzac Ave, Leopold | \$430,000 | 09 Sep 2019 |
| 2. 33 Dorothy Street, Leopold | \$405,000 | 06 Aug 2019 |
| 3. 2 Anzac Avenue, Leopold | \$379,000 | 26 Sep 2019 |

This Statement of Information was prepared on: 02/12/2019