

# Statement of Information

Single residential property located outside the Melbourne metropolitan area

## Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Prismatic Place, 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 \$599,000

&

\$640,000

## Median sale price

Median price \$710,500

Property type Residential house

Suburb Leopold

Period - From Feb 22

to

Jan 23

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.	20 Murnong Street, Leopold	\$620,000	8 Feb 2023
2.	63 Hillclimb Drive, Leopold	\$612,000	7 Feb 2023
3.	16 Saxbee Way, Leopold	\$640,000	06 May 2022

This Statement of Information was prepared on: 28/02/2023