

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

10 Barney Grove, 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 \$590,000 & \$620,000

Median sale price

Median price \$705,000

Property type

Residential house

Suburb

Leopold

Period - From June 2022

to

May 2023

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.	4 Farmland Lane, Leopold	\$600,000	05 June 2023
2.	6 Harmony Court, Leopold	\$615,000	04 April 2023
3.	3 Farmland Lane, Leopold	\$615,000	20 Mar 2023

This Statement of Information was prepared on: 26/06/2023