HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sal	е							
Address Including suburb or locality and postcode	cluding suburb or 14 Roseworth Close, Leopold							
Indicative selling price		/ / ***	la de la compansión de la	l'				
For the meaning of this price	e see consumer.vic.g			e or range as applic				
Single price		or range between	\$ 395,000	Δ	\$434,000			
Median price	house or unit as applicable) Median price \$492,000 *House X *Unit Period - From 3 Dec 2017 to 3 Dec 2018 Soul				Suburb cor locality Leopold rce RP Data			
Comparable property s	ales							
		ithin five kilometres of th ders to be most compara			onths that the estate			
Address of comparable pro	perty			Price	Date of sale			
1. 3 Recreation Drive	e, Leopold		\$420,000	9 Oct 2018				
2. 12 Arabando Drive	e, Leopold		\$402,500	10 Aug, 2018				
3. 21 Christies Road,	Leopold		\$425,000	30 April 2018				

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.



OR

B*

HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sal	е							
Address Including suburb or locality and postcode	14 Roseworth Close, Leopold							
Indicative selling price For the meaning of this price	a see consumer vic gov	au/underquoting /*N	elete single nri	re or range as applic	rahle)			
Single price	see consumer vic.gov	or range between		&	\$434,000			
Median sale price (*Delete house or unit as ap Median price Period - From	\$492,000 *Ho	use X *Unit 3	Source	Suburb Leopold or locality RP Data				
Comparable property s	ales							
	ee properties sold withi epresentative consider				onths that the estate			
Address of comparable proj	perty		Price	Date of sale				
1. 3 Recreation Drive	, Leopold		\$420,000	9 Oct 2018				
2. 12 Arabando Drive	e, Leopold		\$402,500	10 Aug, 2018				
3. 21 Christies Road,	Leopold		\$425,000	30 April 2018				

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.



OR

B*