

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

33 Simons Road, 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

\$460,000

&

\$480,000

Median sale price

Median price

\$680,000

Property type

Residential house

Suburb

Leopold

Period - From

April 2023

to

March 2024

Source

Realestate.com.au

Comparable property sales

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 Curtis Court, Leopold	\$480,000	09 Feb 2024
2.	32 Longview Ave, Leopold	\$460,000	08 Dec 2023
3.	41 Allambie St, Leopold	\$507,000	02 Jun 2023

This Statement of Information was prepared on:

30/04/2024