

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 2024 - 290 Melaluka Road, Leopold, 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 351,000 or range between &

Median sale price

Median price \$ 354,000 Property type Vacant Land Suburb Leopold

Period - From 1/10/2022 to 31/12/2022 Source Land PBI

Comparable property sales

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 Lot 3302 - Oasis Drive, Mount Duneed, 3217	\$ 349,900	2/12/2021
2 Lot 6733 - Nectar Drive, Mount Duneed, 3217	\$ 352,900	30/09/2021
3 Lot 46113 - Prevail Place, Mount Duneed, 3217	\$ 354,900	19/11/2021

This Statement of Information was prepared on: 01 Feb 2023