

Statement of Information

Single residential property located outside the Melbourne metropolitan area

| Address suburb or postcode | 19 Tispa Drive, Leopold | | | | | | | |
|--|---|--|---|--|---|---|---|---|
| ellina n | rice | | | | | | | |
| oming p | 1100 | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) | | | | | | | | |
| gle price | \$* | | or range between | | \$650,000 | | & | \$690,000 |
| Median sale price | | | | | | | | |
| \$680,00 | 0 Prop | | perty type Residen | | tial house | Suburb | LEOPOLD | |
| MARCH 2023 | to | FEBRU 2024 | UARY | Source | Realestate. | com.au | | |
| | elling p g of this p gle price price \$680,00 | elling price g of this price see consugle price \$680,000 MARCH 19 Tispa Driv | elling price g of this price see consumer.vic gle price \$680,000 Pro MARCH To FEBR | elling price g of this price see consumer.vic.gov.au/u gle price \$* or range price \$680,000 Property type MARCH to FEBRUARY | elling price g of this price see consumer.vic.gov.au/underquotingle price gle price \$* or range between price \$680,000 Property type Residen MARCH to FEBRUARY Source | pelling price g of this price see consumer.vic.gov.au/underquoting (*Delete segle price \$* or range between \$650,000 price \$680,000 Property type Residential house MARCH to FEBRUARY Source Realestate of the posterior of the price Realestate of the posterior of the posterior of the price and the posterior of the price and the posterior of the posterior of the posterior of the price and the posterior of the po | elling price g of this price see consumer.vic.gov.au/underquoting (*Delete single price gle price \$* or range between \$650,000 price \$680,000 Property type Residential house Suburb MARCH to FEBRUARY Source Realestate com au | elling price g of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as gle price \$* or range between \$650,000 & price \$680,000 Property type Residential house Suburb LEOPOLD MARCH to FEBRUARY Source Realestate com au |

Comparable property sales (*Delete A or B below as applicable)

Property offered for sale

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. 9 Tispa Drive, Leopold | \$655,000 | 4.06.2023 |
|--------------------------------|-----------|------------|
| 2. 24 Tidal Street, Leopold | \$680,000 | 5.08.2023 |
| 3. 14 Pickworth Drive, Leopold | \$680,000 | 22.08.2023 |

| This Statement of Information was prepared on: | 21.03.2024 |
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