

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

8 Neri Drive, 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

\$600,000

&

\$650,000

Median sale price

Median price

\$704,000

Property type

Residential house

Suburb

Leopold

Period - From

July 2021

to

July 2022

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.	6 Allanvale Avenue, Leopold	\$622,500	11 April 2022
2.	31 William Street, Leopold	\$612,500	22 Jul 2022
3.	26 William Street, Leopold	\$610,000	11 May 2022

This Statement of Information was prepared on: 26 July 2022