

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

1/44 Ash 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

\$ 445,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$344,250

*House

☐

*Unit

☒

Suburb
or locality

Leopold

Period - From

July 17

to

July 18

Source

RP Data

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.

Address of comparable property	Price	Date of sale
1. 4/50-52 Cypress Avenue Leopold	\$345,000	21/03/18
2. 4/44 Ash Road Leopold	\$345,000	26/10/18
3. 10/797-799 Bellarine Highway Leopold	\$352,000	12/02/18

OR

B* 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.