

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

2/31 Cornthwaite Cres, Leopold VIC 3224

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 \$560,000

&

\$590,000

Median sale price

Median price

\$705000

Property type

Residential house

Suburb

Leopold

Period - From

June 2022

to

May 2023

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.	61A Simons Road, Leopold	\$565,000	22 Sept 2022
2.	2 Coffee Rock Drive, Leopold	\$580,000	08 Nov 2022
3.	12 Darrambal Crescent, Leopold	\$565,000	05 Jan 2023

This Statement of Information was prepared on: 07/06/23