

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

11 Ascent Avenue, Leopold

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*

or range between \$595,000

&

\$640,000

### Median sale price

Median price

\$520,000

Property type

Residential House

Suburb

Leopold

Period - From

Sept 2019

to

Sept 2020

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.

| Address of comparable property | Price     | Date of sale |
|--------------------------------|-----------|--------------|
| 1. 5 Tidal Street, Leopold     | \$610,000 | 11 Sept 2020 |
| 2. 10 Paraffin Drive, Leopold  | \$600,000 | 08 Feb 2020  |
| 3. 26 Huon Crescent, Leopold   | \$615,000 | 12 Feb 2020  |

This Statement of Information was prepared on: 26 October 2020