

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

20 Tidal Street, 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

\$ 500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$487,000

\*House

X

\*Unit

Suburb  
or locality

Leopold

Period - From

Oct 2017

to

Oct 2018

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. 20 Hillclimb Drive, Leopold	\$530,000	13 Sept 2018
2. 36 Village Green Drive, Leopold	\$500,000	12 Feb 2018
3. 12 Barberino Way, Leopold	\$550,000	12 April, 2018

**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.