

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

3/44-46 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 \$390,000 & \$420,000

Median sale price

Median price \$521,875 Property type Residential Unit Suburb Leopold

Period - From to 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. 3/798 Bellarine Highway, Leopold	\$398,500	28 Sept 2020
2. 1/7 Heytesbury Drive, Leopold	\$407,000	28 Jun 2020
3. 2/48 Huon Crescent, Leopold	\$410,106	24 Mar 2020

This Statement of Information was prepared on: 11/11/2020