

Statement of Information
Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1909 - 290 Melaluka Road, Leopold, 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 371,000 or range between &

Median sale price

Median price \$ - Property type Vacant Land Suburb Leopold

Period - From 0/01/1900 to 0/01/1900 Source Oliver Hume

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 1810 - Delmare Drive, Leopold, 3224	\$ 371,000	2/06/2022
2 Lot 1614 - Sixth Street, Leopold, 3224	\$ 370,000	23/02/2022
3 Lot 1835 - Sedna Avenue, Leopold, 3236	\$ 369,000	7/05/2022

This Statement of Information was prepared on: 22 Jun 2022