

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

38 Moss 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

\$ 690,000

&

\$ 730,000

Median sale price

Median price

\$ 680,000

Property type

Residential house

Suburb

Leopold

Period - From

December
2022

to

November
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. | 11 Anchorage Way, Leopold | \$ 700,000 | 15 Nov 2023 |
| 2. | 26 Rushmore Court, Leopold | \$ 710,000 | 28 June 2023 |
| 3. | 13 Kylemore Court, Leopold | \$ 730,000 | 30 May 2023 |

This Statement of Information was prepared on: 13/12/23