

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Estuary Blvd., 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 \$710,500

Property type

Residential house

Suburb

Leopold

Period - From

Jan 2022

to

Dec 2022

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.	41 Hillclimb Drive, Leopold	\$725,000	27 Oct 2022
2.	4 Saxby Way, Leopold	\$705,000	3 Sep 2022
3.	22 Stringers Lane, Leopold	\$715,000	21 Aug 2022

This Statement of Information was prepared on: 12/01/2023