

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or locality and postcode

63 Viewbay Drive, 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 \$ 770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$495,000

\*House X

\*Unit

Suburb or locality Leopold

Period - From 2 Jan 2018

to 2 Jan 2019

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. 32 Moss Road, Leopold	\$780,000	27 Sep 2018
2. 6 Dylan Place, Leopold	\$780,000	20 Jun 2018
3. 7-9 Washington Gardens, Leopold	\$800,000	29 Jun 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.