

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

9 Carroll Street, 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 \$550,000

&

\$600,000

Median sale price

Median price

\$679,910

Property type

Residential house

Suburb

Leopold

Period - From

FEB 2023

to

JAN 2024

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.	18 Anzac Avenue, Leopold	\$600,000	29.06.2023
2.	3B Bennett Court, Leopold	\$550,000	17.08.2023
3.	18 Cresta Street, Leopold	\$565,000	30.05.2023

This Statement of Information was prepared on: 16/02/2024