

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or locality and postcode

99 Hillclimb Drive 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 \$895,000 & \$965,000

Median sale price

Median price \$662,000

Property type

Residential house

Suburb

Leopold

Period - From

December 2023

to

November 2024

Source

Realestate.com.au

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.

1.	1 Birchbank Court Leopold	\$940,000	11 July 2024
2.	14 Ila Drive Leopold	\$950,000	8 February 2024
3.	33 Arden Avenue Leopold	\$970,000	23 September 2023

This Statement of Information was prepared on: 2 December 2024