

HAYDEN

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

21 Glengarwyn 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 \$ 480,000

&

\$510,000

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. 47 Allambie Street, Leopold	\$490,000	21 Dec 2018
2. 26 Anzac Ave, Leopold	\$485,000	05 Dec 2018
3. 13 Glengarwyn Road, Leopold	\$495,000	03 Oct 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.