

## **Statement of Information**

Single residential property located outside the Melbourne metropolitan area

| Property one  | erea tor  | sale                            |       |          |                      |           |             |        |         |           |  |
|---------------|-----------|---------------------------------|-------|----------|----------------------|-----------|-------------|--------|---------|-----------|--|
|               |           | 1/37 Barrabool Crescent Leopold |       |          |                      |           |             |        |         |           |  |
| Indicative se | •         |                                 | nsume | er.vic.g | jov.au/un            | derquotir | g           |        |         |           |  |
| Sin           | gle price | \$                              |       | •        | or range             | between   | \$595,000   |        | &       | \$640,000 |  |
| Median sale   | price     |                                 |       |          |                      |           |             |        |         |           |  |
| Median price  | \$469,00  | 69,000 Pr                       |       |          | roperty type Residen |           | tial House  | Suburb | Leopold |           |  |
| Period - From | Oct 2024  | 4 to                            | S     | ept 20   | 25                   | 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.

| Address of comparable property | Price     | Date of Sale |
|--------------------------------|-----------|--------------|
| 6/39 Ferguson Road Leopold     | \$500,000 | 28/10/2025   |
| 1/3 Allanvale Avenue Leopold   | \$520,000 | 23/09/2025   |
| 1/16 Dendle Street Leopold     | \$525,000 | 12/09/2025   |

| This Statement of Information was prepared on: 31/1 | /10/2025 |
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