

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale								
Address suburb or postcode 5 Abigail Court Leopold								
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of this pr	ice see con	sumer.vic.	.gov.au/ur	nderquotir	ıg			
lle price \$		or range between		\$790,000		&	\$860000	
orice								
\$670,000 Prop			perty type Residential House Subur		Suburb	Leopold		
Sept 202	24 to	Aug 20	025	Source	Realestate.	com.au		
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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
5 Willows Place Leopold	\$820,000	04/02/2025
3 Bisinella Court Leopold	\$808,000	04/08/2025
23 Rushmore Court Leopold	\$840,000	15/05/2025

This Statement of Information was prepared on:	30/09/2025
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