

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address	Lot 1904 - 290 Melaluka Road, Leopold, 3224
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$	382,000	or range between		&	
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Median sale price

Median price	\$	-	Property type	Vacant Land	Suburb	Leopold
Period - From	0/01/1900	to	0/01/1900	Source	Oliver Hume	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 Lot 1805 - Delmare Drive, Leopold, 3224	\$ 382,000	3/06/2022
2 Lot 1815 - Sedna Avenue, Leopold, 3226	\$ 382,000	17/05/2022
3 Lot 1814 - Sedna Avenue, Leopold, 3225	\$ 382,000	5/05/2022

This Statement of Information was prepared on: 22 Jun 2022