

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

16 Tidal Street, 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 \$760,000 & \$780,000

Median sale price

Median price \$689,177

Property type Residential house Suburb

Period - From Oct 2022

to

Sep 2023

Source Realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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.	69 Estuary Blvd, Leopold	\$760,000	12 Jul 2023
2.	30 Recreation Drive, Leopold	\$775,000	03 May 2023
3.	71 Hoddle Drive, Leopold	\$770,000	12 Nov 2022

This Statement of Information was prepared on: 1/11/23