

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

20 Carroll St, 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 \$575,000 & \$625,000

Median sale price

Median price \$680,000 Property type Residential house Suburb Leopold

Period - From June 2023 to May 2024 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.

1.	831 Bellarine Hwy, Leopold	\$575,000	May 2024
2.	4 Woodleigh Close, Leopold	\$615,000	April 2024
3.	9 Carroll Street, Leopold	\$590,000	April 2024

This Statement of Information was prepared on: 11 June 2024