

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

26 Leicester Mews, Leopold

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$750,000 & \$800,000

### Median sale price

Median price \$700,000 Property type Residential House Suburb Leopold

Period - From August 2022 to July 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.	79 Canowindra Way, Leopold	\$750,000	13.07.2023
2.	2 Moondara Court, Leopold	\$800,000	10.08.2022
3.	26 Silver Gull Court, Leopold	\$765,000	24.05.2023

This Statement of Information was prepared on: 23/08/2023