

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

3 Stevens Court, 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 \$535,000 & \$575,000

### Median sale price

Median price \$685,000

Property type Residential house

Suburb Leopold

Period - From Nov 2022

to

Oct 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.	16 Hannan Crescent, Leopold	\$540,000	12.10.23
2.	2/31 Cornthwaite Crescent, Leopold	\$545,000	20.08.23
3.	2/11 Stevens Court, Leopold	\$552,000	01.12.22

This Statement of Information was prepared on: 7.11.2023