

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

33-35 Estuary Blvd, 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 \$790,000 & \$850,000

Median sale price

Median price \$679,910 Property type Residential house Suburb Leopold

Period - From Feb 2023 to Jan 2024 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.	95 Hillclimb Drive, Leopold	\$850,000	19 Jan 2024
2.	9 Morrow Crescent, Leopold	\$807,000	13 Dec 2023
3.	16 Pollard Drive, Leopold	\$830,000	27 Sept 2023

This Statement of Information was prepared on: 6/02/2024