

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

33 Simons Road, 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

&

Median sale price

Median price

\$680,000

Property type

Residential house

Suburb

Leopold

Period - From

March 2023

to

Feb 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.	4 Curtis Court, Leopold	\$480,000	09 Feb 2024
2.	41 Allambie Street, Leopold	\$507,000	16 Jun 2023
3.	4 Stevens Court, Leopold	\$510,000	12 Feb 2023

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 13/03/2024