

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

38 Moss 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 \$ 690,000 & \$ 740,000

Median sale price

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

Period - From July 22 to June 23 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.	26 Rushmore Court, Leopold	\$ 710,000	28 June 2023
2.	30 Hannan Crescent, Leopold	\$ 705,000	19 June 2023
3.	13 Kylemore Court, Leopold	\$ 730,000	30 May 2023

This Statement of Information was prepared on: 26/07/2023