

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

49 Pickworth Drive, 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 \$570,000 & \$620,000

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.	8 Tispa Drive, Leopold	\$589,000	15 Jan 2024
2.	46B Trumper Crescent, Leopold	\$580,000	29 Dec 2023
3.	7 Volare Way, Leopold	\$600,000	15 Dec 2023

This Statement of Information was prepared on: 19/02/2024