

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

6 Grange Court, 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 \$590,000 & \$645,000

Median sale price

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

Period - From August 2022 to July 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.	56 Simons Road, Leopold	\$627,000	27.03.2023
2.	14 Heytesbury Drive, Leopold	\$610,000	20.03.2023
3.	7 Dorothy Street, Leopold	\$610,000	01.08.2023

This Statement of Information was prepared on: 23/08/2023