

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

7 Volare Way, Leopold

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$630,000 & \$670,000

### Median sale price

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

Period - From August 2022 to July 2023 Source RP DATA

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 21 Lineal Street, Leopold	\$645,000	01/08/2023
2. 35 Pickworth Drive, Leopold	\$630,000	31/07/2023
3. 9 Tispa Drive, Leopold	\$655,000	4/07/2023

This Statement of Information was prepared on: 22/08/23