

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

ered fo	r sale								
Address suburb or postcode	or 72 Pollard Drive, Leopold								
elling p	rice								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)									
igle price	\$*			or range	e between	\$630,000		&	\$680,000
Median sale price									
\$686,67	7		Pro	perty typ	e Residen	tial house	Suburb	Leopold	
Dec 202	2	to	Nov 2	023	Source	Realestate.	com.au		
	Address suburb or postcode  elling programmed price price \$686,67	Address suburb or postcode  72 Pole postcode  relling price go of this price see agle price \$*	elling price g of this price see consugle price  price  \$686,677	Address suburb or postcode  72 Pollard Drive, Leader postcode  Pelling price g of this price see consumer.vi agle price  \$*  Price  \$686,677  Pro	Address suburb or postcode  72 Pollard Drive, Leopold  Pelling price  g of this price see consumer.vic.gov.au/ gle price  \$* or range  Property typ	Address suburb or postcode  72 Pollard Drive, Leopold  Pelling price  g of this price see consumer.vic.gov.au/underquoticular or range between  price  \$686,677  Property type Residen	Address suburb or postcode  72 Pollard Drive, Leopold  Pelling price  g of this price see consumer.vic.gov.au/underquoting (*Delete stagle price \$* or range between \$630,000 er price  \$686,677 Property type Residential house	Address suburb or postcode  72 Pollard Drive, Leopold  Pelling price  g of this price see consumer.vic.gov.au/underquoting (*Delete single price)  gle price  \$ or range between \$630,000  Price  \$686,677  Property type Residential house Suburb	Address suburb or postcode  Pelling price g of this price see consumer.vic.gov.au/underquoting (*Delete single price or range a gle price \$* or range between \$630,000 &   Price  \$686,677 Property type Residential house Suburb Leopold

## 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.

30 Shoaling Drive, Leopold		\$636,000	01 Dec 2023
2. 17 Swamphen Drive, Leopole	I	\$655,000	24 Nov 2023
3. 6 Masimo Road, Leopold		\$675,000	16 Nov 2023

This Statement of Information was prepared on:	18/12/2023

