

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

9 Ascent Avenue, Leopold, VIC 3224
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### Indicative selling price

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

Between 

\$680,000
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### Median sale price

Median price 

\$505,500
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 \*House  \*Unit  Suburb or locality 

Leopold
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Period - From 

05/02/2018
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 to 

05/08/2019
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 Source 

<a href="http://Pricerfinder.com.au">Pricerfinder.com.au</a>
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### Comparable property sales

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
2 Headland Drive, Leopold, VIC 3224	\$755,000	09/04/2018
78 Ash Road, Leopold, VIC 3224	\$740,000	20/06/2018
79 Hillclimb Drive, Leopold, VIC 3224	\$654,750	10/07/2018