Statement of Information
Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode: 8 Tidal Street, Leopold, VIC 3224

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price: | or range between: $629,000 | & $659,000

Median sale price

Median price: $535,000 | Property type: House | Suburb: LEOPOLD

Period - From: 30/11/2020 | to: 31/03/2021 | Source: CoreLogic

Comparable property sales

A* Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not

Address of comparable property	Price	Date of sale
1 54 Estuary Boulevard Leopold	$648,000	12/02/2021
2 42 Estuary Boulevard Leopold	$630,000	08/02/2021
3 6 Allanvale Avenue Leopold	$650,000	18/12/2020

or

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 31/03/2021

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.