

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

13 Wickham Court, Leopold

Indicative selling price

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

Single price \$ **OR** Range between \$ 599,000 & \$ 658,900

Suburb house median sale price

Median price	\$ 505,000	Property Type	House	Suburb	Leopold
Period - From	April 2019	to	June 2019	Source	REIV

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Andrew Biggs consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 64 Heytesbury Drive, Leopold	\$ 650,000	14/08/2019
2 2 Baltic Place, Leopold	\$ 655,000	14/02/2019
3 31 Arden Avenue, Leopold	\$ 645,000	27/12/2018

OR

B. RT Edgar Bellarine estate agent and Andrew Biggs reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on 16/09/2019