

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

4 Darvel Court, Leopold, VIC 3224

Indicative selling price

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

Single price \$ **OR** Range between \$ 750,000 & \$ 820,000

Suburb house median sale price

Median price \$ 510,000 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 9 Waugh Court, Leopold | \$ 830,000 | 20/02/2019 |
| 2 5 Karuma Court, Leopold | \$ 770,000 | 15/01/2019 |
| 3 6 Dylan Place, Leopold | \$ 780,000 | 15/06/2018 |

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