

#### Property offered for sale

Address: 201-203 Melaluka Road Leopold

#### Indicative selling price

For the meaning of this price see <http://www.consumer.vic.gov.au/underquoting>

Range between: \$645,000 & \$709,000

#### Median sale price

Median price: \$397,500 House Suburb: Leopold  
Period - From: 01/01/2017 to 31/03/2017 Source: PDOL

#### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.



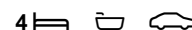
#### 486 Bellarine Hwy

##### MOOLAP

Sold by Private Sale \$620,000

Date Sold Mar 2017

Land 4,476 SqM



#### 372-380 Bellarine Hwy

##### MOOLAP

Superbly sited only minutes from major shopping centres, schools with easy access into the CBD or Bellarine Peninsula

Sold by Private Sale \$590,000

Date Sold Oct 2016

Land 19,020 SqM



#### 871 Bellarine Hwy

##### LEOPOLD

Sold by Private Sale \$665,000

Date Sold Jun 2016

Land 6,679 SqM

