RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

404 The Esplanade St Leonards VIC 3223

Indicative selling price

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

Single price	\$	OR Range between	\$ 1,000,000	& \$1,100,000	
		Suburb house med	ian sale price		
Median price	\$ 596,000	Property Type	House	Suburb	St Leonards

to

Period - From

01/03/2019

Comparable property sales

30/06/2019

Source

REIV

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 Thomas Rogan consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 399 The Esplanade St Leonards VIC 3223	\$ 949,000	11/02/2019
2 72 Bluff Road St Leonards VIC 3223	\$ 1,175,000	25/01/2019
3 182 The Esplanade St Leonards VIC 3223	\$ 1,140,000	23/04/2019

OR

B. RT Edgar Bellarine estate agent and Thomas Rogan 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