

## 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

24 MIRANDA CRESCENT ST LEONARDS VIC 3223

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

St Leonards

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 CHAFFEY COURT ST LEONARDS VIC 3223	\$805,000	19-Oct-21
14 FELIX STREET ST LEONARDS VIC 3223	\$850,000	23-Mar-22
2 PALACE ROAD ST LEONARDS VIC 3223	\$790,000	10-May-22

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: 08 August 2022



**5 CHAFFEY COURT ST LEONARDS  
VIC 3223**

 3  2  2

Sold Price

**\$805,000**

Sold Date

**19-Oct-21**

Distance

**0.35km**



**14 FELIX STREET ST LEONARDS  
VIC 3223**

 3  2  2

Sold Price

**\$850,000**

Sold Date

**23-Mar-22**

Distance

**1.22km**



**2 PALACE ROAD ST LEONARDS  
VIC 3223**

 3  2  2

Sold Price

**\$790,000**

Sold Date

**10-May-22**

Distance

**1.15km**

2 Palace Road, St Leonards

STUART PROPERTY

RS = Recent sale

UN = Undisclosed Sale

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