

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

4 Gibson Grove St Leonards VIC 3223

Indicative selling price

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

Single Price

or range
between

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

St Leonards

Period-from

01 Sep 2018

to

31 Aug 2019

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

21 Jelly Junction St Leonards VIC 3223	\$687,500	24-Nov-18
43 Clyde Avenue St Leonards VIC 3223	\$670,000	26-Mar-19
39 Leonard Street St Leonards VIC 3223	\$660,000	02-Mar-19

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: 11 September 2019

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21 Jelly Junction St Leonards VIC 3223

Sold Price

\$687,500

Sold Date

24-Nov-18

3 2 2

Distance

0.04km



43 Clyde Avenue St Leonards VIC 3223

Sold Price

\$670,000

Sold Date

26-Mar-19

3 2 3

Distance

0.47km



39 Leonard Street St Leonards VIC 3223

Sold Price

\$660,000

Sold Date

02-Mar-19

3 2 2

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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