

## **Comparable Property Information Statement**

**Subject Property: 1 Waters Wat, St Leonards, Victoria 3223**

**Indicative Selling Price: \$650,000-\$670,000**

### **Comparable Property 1: 12 Dune Street, St Leonards, VIC 3223**

- a) Sale Price: \$630,000
- b) Sale Date: 23/4/21
- c) Distance from Subject Property: 0.02km approx.
- d) Notes why property is comparable
  - a. Bed/Bath/Car similar
  - b. Distance to foreshore & local store
  - c. Age/Condition of property similar

### **Comparable Property 2: 4 Tanker View Rise, St Leonards, VIC 3223**

- a) Sale Price: \$645,000
- b) Sale Date: 8/6/21
- c) Distance from Subject Property: 0.3km approx.
- d) Notes why property is comparable
  - a. Bed/Bath/Car similar
  - b. Distance to foreshore & local store
  - c. Similar area of land

### **Comparable Property 3: 2/153 Bluff Road, St Leonards, VIC 3223**

- a) Sale Price: \$690,000
- b) Sale Date: 14/4/21
- c) Distance from Subject Property: 0.46km approx.
- d) Notes why property is comparable
  - a. Bed/Bath/Car similar
  - b. Distance to foreshore & local store
  - c. Similar area of land