

## 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

417 Ibbotson Street 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

St Leonards

Period-from

01 Jul 2020

to

30 Jun 2021

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

409 Ibbotson Street St Leonards VIC 3223	\$510,000	21-Jul-21
429 Ibbotson Street St Leonards VIC 3223	\$460,000	20-Oct-20
7 Henty Road St Leonards VIC 3223	\$455,000	01-Dec-20

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: 30 July 2021



**409 Ibbotson Street St Leonards VIC 3223**

2 1 1

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**21-Jul-21**

Distance

**0.07km**



**429 Ibbotson Street St Leonards VIC 3223**

3 1 1

Sold Price

**\$460,000**

Sold Date

**20-Oct-20**

Distance

**0.13km**



**7 Henty Road St Leonards VIC 3223**

3 1 -

Sold Price

**\$455,000**

Sold Date

**01-Dec-20**

Distance

**0.18km**



12 Flinders Road, St Leonards

**12 Flinders Road St Leonards VIC 3223**

3 1 2

Sold Price

**\$510,000**

Sold Date

**01-Mar-20**

Distance

**0.05km**



**1191 Murradoc Road St Leonards VIC 3223**

4 1 1

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**24-Jun-21**

Distance

**0.19km**

RS = Recent sale

UN = Undisclosed Sale

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