

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

3 Monaco Avenue 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

St Leonards

Period-from

01 Jan 2021

to

31 Dec 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

52 Beach Road St Leonards VIC 3223	\$750,000	08-Sep-21
33 Beach Road St Leonards VIC 3223	\$1,075,000	12-Sep-21
5 Marina Road St Leonards VIC 3223	\$999,999	28-Jun-21

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: 19 January 2022



52 Beach Road St Leonards VIC 3223

2 1 2

Sold Price **\$750,000** Sold Date **08-Sep-21**

Distance **0.26km**



33 Beach Road St Leonards VIC 3223

5 2 2

Sold Price **\$1,075,000** Sold Date **12-Sep-21**

Distance **0.25km**



5 Marina Road St Leonards VIC 3223

4 2 2

Sold Price **\$999,999** Sold Date **28-Jun-21**

Distance **0.11km**



39 Edwards Point Road St Leonards VIC 3223

3 2 1

Sold Price **\$783,000** Sold Date **28-Oct-21**

Distance **0.23km**



27 Swan Parade St Leonards VIC 3223

3 1 3

Sold Price **\$670,000** Sold Date **21-Jul-21**

Distance **0.15km**



119 Bluff Road St Leonards VIC 3223

3 1 2

Sold Price ^{RS} **\$720,000** Sold Date **06-Oct-21**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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6 Henry Crescent St Leonards VIC 3223

Sold Price

^{RS}

\$975,000

Sold Date

15-Nov-21

4 2 2

Distance

0.56km



41 Beach Road St Leonards VIC 3223

Sold Price

\$715,000

Sold Date

10-Sep-21

4 1 2

Distance

0.22km



62 Beach Road St Leonards VIC 3223

Sold Price

\$760,000

Sold Date

27-Aug-21

3 1 1

Distance

0.27km



12 Wattlehill Grove St Leonards VIC 3223

Sold Price

\$720,000

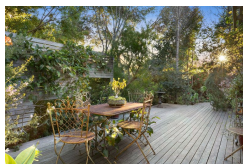
Sold Date

01-Nov-21

3 2 2

Distance

0.37km



7 Dune Street St Leonards VIC 3223

Sold Price

\$805,000

Sold Date

05-Oct-21

3 2 -

Distance

0.24km



27-29 Beach Road St Leonards VIC 3223

Sold Price

\$992,000

Sold Date

03-Jun-21

3 2 1

Distance

0.29km

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