

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 or
locality and postcode

60 Majestic Way, St Leonards Vic 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$530,000 & \$570,000

Median sale price

Median price \$569,500 Property Type House Suburb St Leonards

Period - From 01/07/2019 to 30/06/2020 Source REIV

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 |
|---|--------------------------------|-----------|--------------|
| 1 | 38 Blanche St ST LEONARDS 3223 | \$575,000 | 15/06/2020 |
| 2 | 17 Palace Rd ST LEONARDS 3223 | \$574,000 | 18/02/2020 |
| 3 | 1 Halyard Tce ST LEONARDS 3223 | \$560,000 | 07/10/2019 |

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:

14/09/2020 17:27



Property Type: Land
Land Size: 455 sqm approx
Agent Comments

Indicative Selling Price
\$530,000 - \$570,000
Median House Price
Year ending June 2020: \$569,500

Comparable Properties

38 Blanche St ST LEONARDS 3223 (VG)

Agent Comments



Price: \$575,000
Method: Sale
Date: 15/06/2020
Property Type: House (Res)
Land Size: 650 sqm approx



17 Palace Rd ST LEONARDS 3223 (REI/VG)

Agent Comments



Price: \$574,000
Method: Private Sale
Date: 18/02/2020
Property Type: House
Land Size: 473 sqm approx

1 Halyard Tce ST LEONARDS 3223 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 07/10/2019
Property Type: House (Res)
Land Size: 413 sqm approx