

# 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 22 FINDLAY AVENUE, 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 \$890,000 & \$970,000

### Median sale price

Median price \$787,000 Property type House Suburb ST LEONARDS

Period - From July 2022 to September 2022 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. 42 CLYDE AVENUE, ST LEONARDS VIC 3223     | \$1,000,000 | 23/03/2022   |
| 2. 43 MIRANDA CRESCENT, ST LEONARDS VIC 3223 | \$955,000   | 05/04/2022   |
| 3. 29 SEACHANGE WAY, ST LEONARDS VIC 3223    | \$930,000   | 20/02/2022   |

**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: 05/01/2023