

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

20 Mainsail Drive 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

\$865,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$227,450

Property type

Land

Suburb

St Leonards

Period-from

01 Jul 2019

to

30 Jun 2020

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

44 Clyde Avenue St Leonards VIC 3223	\$802,150	05-Jun-20
45 Gilbert Street St Leonards VIC 3223	\$832,000	13-Sep-19
25 Wattlehill Grove St Leonards VIC 3223	\$845,500	23-Apr-19

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: 02 July 2020



44 Clyde Avenue St Leonards VIC 3223

Sold Price

\$802,150

Sold Date **05-Jun-20**

4 3 4

Distance **0.24km**



45 Gilbert Street St Leonards VIC 3223

Sold Price

\$832,000

Sold Date **13-Sep-19**

4 3 6

Distance **0.3km**



25 Wattlehill Grove St Leonards VIC 3223

Sold Price

\$845,500

Sold Date **23-Apr-19**

5 2 2

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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