

## 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

38 Duchess Drive 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

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$227,450

Property type

Land

Suburb

St Leonards

Period-from

01 Jun 2019

to

31 May 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

65 Lake View Crescent St Leonards VIC 3223	\$670,000	16-May-19
4 Gibson Grove St Leonards VIC 3223	\$680,000	21-Feb-20
2 Starboard Court St Leonards VIC 3223	\$585,000	08-Nov-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 June 2020



**65 Lake View Crescent St Leonards VIC 3223** Sold Price **\$670,000** Sold Date **16-May-19**

4 2 4

Distance **0.59km**



**4 Gibson Grove St Leonards VIC 3223** Sold Price <sup>RS</sup> **\$680,000** <sup>UN</sup> Sold Date **21-Feb-20**

4 2 5

Distance **1.26km**



**2 Starboard Court St Leonards VIC 3223** Sold Price **\$585,000** Sold Date **08-Nov-19**

4 2 3

Distance **1.46km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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