

## 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

34 PEARL BAY PASSAGE ST LEONARDS VIC 3223

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$788,500

Property type

House

Suburb

St Leonards

Period-from

01 Jul 2022

to

30 Jun 2023

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

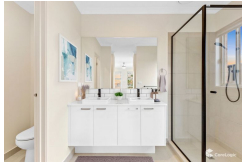
Date of sale

9 JULES STREET ST LEONARDS VIC 3223	\$640,000	15-Nov-22
10 DEVENISH WAY ST LEONARDS VIC 3223	\$680,000	04-Jul-22
72 KANE DRIVE ST LEONARDS VIC 3223	\$750,000	23-Jun-23

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: 20 July 2023



**9 JULES STREET ST LEONARDS  
VIC 3223**

3 2 2

Sold Price

**\$640,000**

Sold Date

**15-Nov-22**

Distance

**0.43km**



**10 DEVENISH WAY ST LEONARDS  
VIC 3223**

4 2 1

Sold Price

**\$680,000**

Sold Date

**04-Jul-22**

Distance

**0.43km**



**72 KANE DRIVE ST LEONARDS VIC  
3223**

4 2 2

Sold Price

**\$750,000**

Sold Date

**23-Jun-23**

Distance

**0.43km**

RS = Recent sale

UN = Undisclosed Sale

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