

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

4 Edwards Point Road 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

or range
between

\$670,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

House

Suburb

St Leonards

Period-from

01 Jan 2020

to

31 Dec 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

14 Pardolote Crescent St Leonards VIC 3223	\$640,000	14-Mar-20
47 Wattlehill Grove St Leonards VIC 3223	\$650,000	21-Feb-20
24 Spinnaker Drive St Leonards VIC 3223	\$640,000	20-Jun-20

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: 07 January 2021



14 Pardolote Crescent St Leonards VIC 3223

Sold Price

\$640,000

Sold Date

14-Mar-20

4 2 2

Distance

0.11km



47 Wattlehill Grove St Leonards VIC 3223

Sold Price

\$650,000

Sold Date

21-Feb-20

4 2 3

Distance

0.12km



24 Spinnaker Drive St Leonards VIC 3223

Sold Price

\$640,000

Sold Date

20-Jun-20

4 2 2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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