



STATEMENT OF INFORMATION

85 MIRANDA CRESCENT, ST LEONARDS, VIC 3223

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



85 MIRANDA CRESCENT, ST LEONARDS,  -  -  -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$395,000 to \$425,000

Provided by: Bree Armstrong, Neville Richards Real Estate St Leonards

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (Vacant Land)

\$355,000

01 October 2023 to 30 September 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



20 REGAL RD, ST LEONARDS, VIC 3223  -  -  -

Sale Price

\$419,000

Sale Date: 05/09/2024

Distance from Property: 1.3km



77 BLACK SWAN DR, ST LEONARDS, VIC 3223  4  2  2

Sale Price

\$405,000

Sale Date: 03/10/2024

Distance from Property: 190m



22 THORNTON AVE, ST LEONARDS, VIC 3223  -  -  -

Sale Price

***\$395,000**

Sale Date: 30/10/2024

Distance from Property: 480m



This report has been compiled on 05/12/2024 by Neville Richards Real Estate St Leonards. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

85 MIRANDA CRESCENT, ST LEONARDS, VIC 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$395,000 to \$425,000

Median sale price

Median price

\$355,000

Property type

Vacant Land

Suburb

ST LEONARDS

Period

01 October 2023 to 30 September 2024

Source

 pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

20 REGAL RD, ST LEONARDS, VIC 3223	\$419,000	05/09/2024
77 BLACK SWAN DR, ST LEONARDS, VIC 3223	\$405,000	03/10/2024
22 THORNTON AVE, ST LEONARDS, VIC 3223	*\$395,000	30/10/2024

This Statement of Information was prepared on:

05/12/2024