

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

1/1323 Murradoc 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$367,500

Property type

Unit

Suburb

St Leonards

Period-from

01 Feb 2019

to

31 Jan 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

| | | |
|---|-----------|-----------|
| 25A Centreway Road St Leonards VIC 3223 | \$455,000 | 27-Jul-19 |
| 45 Pearl Bay Passage St Leonards VIC 3223 | \$530,000 | 26-Feb-19 |
| 7 Seacrest Walk St Leonards VIC 3223 | \$500,000 | 21-May-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: 15 February 2020



**25A Centreway Road St Leonards
VIC 3223**

3 - -

Sold Price

\$455,000

Sold Date

27-Jul-19

Distance

1.01km



**45 Pearl Bay Passage St Leonards
VIC 3223**

3 1 2

Sold Price

\$530,000

Sold Date

26-Feb-19

Distance

1.45km



**7 Seacrest Walk St Leonards VIC
3223**

2 2 2

Sold Price

\$500,000

Sold Date

21-May-19

Distance

1.46km

RS = Recent sale

UN = Undisclosed Sale

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