

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

16 Majestic Way 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

\$230,000

&

\$250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$240,000

Property type

Land

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

21 Felix Street St Leonards VIC 3223	\$229,950	27-Sep-19
104 Pearl Bay Passage St Leonards VIC 3223	\$239,000	16-Oct-19
12 Sealion Court Indented Head VIC 3223	\$253,000	05-Dec-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: 07 February 2020



21 Felix Street St Leonards VIC 3223

3 2 2

Sold Price

\$229,950

Sold Date

27-Sep-19

Distance

0.4km



104 Pearl Bay Passage St Leonards VIC 3223

- - -

Sold Price

\$239,000

Sold Date

16-Oct-19

Distance

1.58km



12 Sealion Court Indented Head VIC 3223

- - -

Sold Price

\$253,000

Sold Date

05-Dec-19

Distance

3.87km

RS = Recent sale

UN = Undisclosed Sale

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