

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 or
locality and postcode

Lot 2, 439 Ibbotson Street, 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 \$369,000

or range between \$*

&

\$*

Median sale price

Median price \$244,975

Property type Land

Suburb St Leonards

Period - From 01 Aug 2020

to

31 Jul 2021

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
1.22 Harrington Terrace, St Leonards VIC 3223	\$332,500	16-Jun-21
2. 6 Devenish Way, St Leonards VIC 3223	\$325,000	23-Jul-21
3. 6 Thornton Avenue, St Leonards VIC 3223	\$355,000	11-Feb-21

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: 13 August 2021