# 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 CENTREWAY 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	\$850,000	&	\$920,000	

#### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

#### 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	
31 ST LEONARDS PARADE ST LEONARDS VIC 3223	\$965,000	06-Apr-21	
27 GILBERT STREET ST LEONARDS VIC 3223	\$901,000	08-Oct-21	
26 WATTLEHILL GROVE ST LEONARDS VIC 3223	\$950,000	12-Jun-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: 15 February 2022

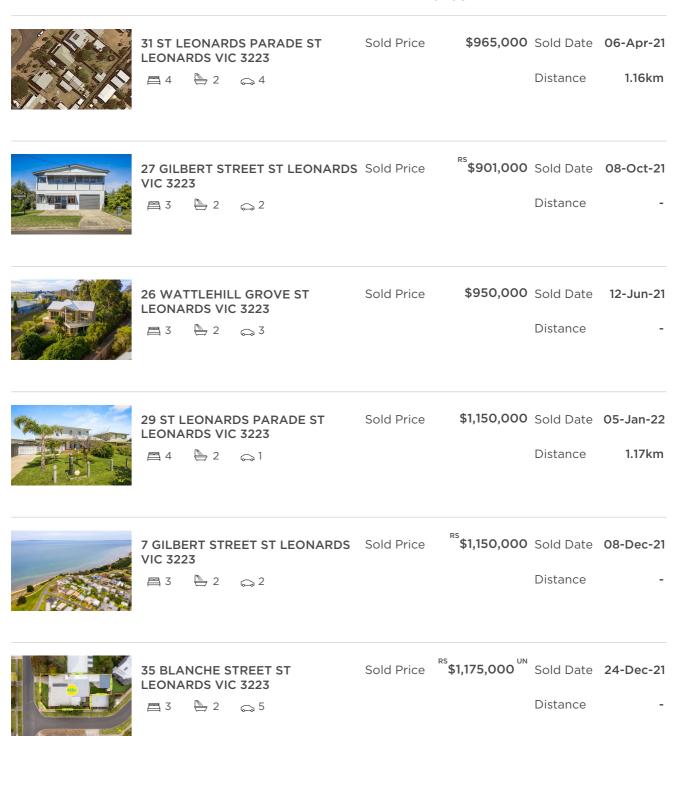


consumer.vic.gov.au



Greg Campbell P (03) 52571778 M 0415 553 854

E greg@nevillerichards.com.au



RS = Recent sale UN = Undisclosed Sale

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E greg@nevillerichards.com.au



 3 WARD STREET ST LEONARDS
 Sold Price
 \$815,000
 Sold Date
 09-Oct-21

 VIC 3223
 Image: Construction of the second secon



 27-29 BEACH ROAD ST LEONARDS Sold Price
 \$992,000 Sold Date
 03-Jun-21

 VIC 3223
 □ 3 ⓑ 2 ♀ 1
 □ Distance



33 BEACH ROAD ST LEONARDS VIC 3223			Sold Price	\$1,075,000 Sold Date		12-Sep-21
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9 MANNING STREET ST LEONARDS Sold Price VIC 3223			\$976,000	Sold Date	09-Oct-21	
酉 4	2 🚔	<b>a</b> 4			Distance	-

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