

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

14 Felix 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

or range
between

\$755,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Leonards

Period-from

01 Mar 2021

to

28 Feb 2022

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

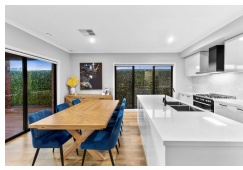
Date of sale

28 Matilda Street St Leonards VIC 3223	\$782,000	20-Jan-22
62 Duchess Drive St Leonards VIC 3223	\$825,000	06-Dec-21
36 Regal Road St Leonards VIC 3223	\$825,000	07-Oct-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: 02 March 2022



28 Matilda Street St Leonards VIC 3223

 3  2  2

Sold Price

^{RS} **\$782,000**

Sold Date

20-Jan-22

Distance

0.12km



62 Duchess Drive St Leonards VIC 3223

 4  3  2

Sold Price

\$825,000

Sold Date

06-Dec-21

Distance

0.19km



36 Regal Road St Leonards VIC 3223

 4  2  2

Sold Price

Sold Date

07-Oct-21

Distance

0.11km



65 Duchess Drive St Leonards VIC 3223

 4  2  2

Sold Price

\$755,000

Sold Date

16-Nov-21

Distance

0.16km



44 Duchess Drive St Leonards VIC 3223

 4  2  2

Sold Price

^{RS} **\$720,000**

Sold Date

04-Feb-22

Distance

0.2km



15 Felix Street St Leonards VIC 3223

 4  2  2

Sold Price

\$730,000

Sold Date

23-Oct-21

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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15 Elegante Road St Leonards VIC 3223

Sold Price

^{RS}

\$776,500

Sold Date

23-Nov-21



4



2



2

Distance

0.12km



66 Duchess Drive St Leonards VIC 3223

Sold Price

^{RS}

\$755,000

Sold Date

13-Dec-21



4



2



2

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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