

STATEMENT OF INFORMATION

42 LAKE VIEW CRESCENT, ST LEONARDS, VIC 3223
PREPARED BY LACHLAN CAMPBELL, PHONE: 0459 415 329



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



42 LAKE VIEW CRESCENT, ST







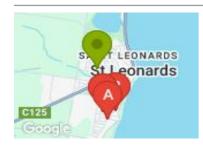
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$795,000

Provided by: Bree Armstrong, Neville Richards Real Estate St Leonards

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (House)

\$725,000

01 January 2024 to 31 December 2024

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



29 CLYDE AVE, ST LEONARDS, VIC 3223







Sale Price

\$850,000

Sale Date: 18/12/2024

Distance from Property: 1.5km





37 BAYSIDE AVE, ST LEONARDS, VIC 3223







Sale Price

\$850,000

Sale Date: 20/08/2024

Distance from Property: 1.3km





35 LEONARD ST, ST LEONARDS, VIC 3223







Sale Price

\$900.000

Sale Date: 29/10/2024

Distance from Property: 1.2km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

	Address
Including	suburb and
	postcode

42 LAKE VIEW CRESCENT, ST LEONARDS, VIC 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underguoting

Single Price:	\$795,000
Single Price:	\$795,000

Median sale price

Median price	\$725,000	Property type	House	Subur	ST LEONARDS
Period	01 January 2024 to 31 December 2024		Source		pricefinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29 CLYDE AVE, ST LEONARDS, VIC 3223	\$850,000	18/12/2024
37 BAYSIDE AVE, ST LEONARDS, VIC 3223	\$850,000	20/08/2024
35 LEONARD ST, ST LEONARDS, VIC 3223	\$900,000	29/10/2024

This Statement of Information was prepared on:

11/02/2025

