

## 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

44 LAKE VIEW CRESCENT ST LEONARDS VIC 3223

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$779,750

Property type

House

Suburb

St Leonards

Period-from

01 Dec 2022

to

30 Nov 2023

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 AMALFI WAY INDENTED HEAD VIC 3223	\$620,000	16-Sep-22
19 MAINSAIL DRIVE ST LEONARDS VIC 3223	\$510,000	28-Nov-23
21 MAINSAIL DRIVE ST LEONARDS VIC 3223	\$505,000	30-Nov-23

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: 05 December 2023



**21 AMALFI WAY INDENTED HEAD  
VIC 3223**

Sold Price

**\$620,000**

Sold Date

**16-Sep-22**



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Distance

**4.17km**



**19 MAINSAIL DRIVE ST LEONARDS  
VIC 3223**

Sold Price

<sup>RS</sup> **\$510,000**

Sold Date

**28-Nov-23**



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Distance

**1.56km**



**21 MAINSAIL DRIVE ST LEONARDS  
VIC 3223**

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date

**30-Nov-23**



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Distance

**1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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