

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

11 Countess Drive 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

\$240,000

&

\$260,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$225,000

Property type

Land

Suburb

St Leonards

Period-from

01 Sep 2019

to

31 Aug 2020

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

1A Doongara Avenue St Leonards VIC 3223	\$245,000	05-Sep-19
125 Countess Drive St Leonards VIC 3223	\$259,000	26-Nov-19
124 Countess Drive St Leonards VIC 3223	\$247,950	10-May-19

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: 22 September 2020



1A Doongara Avenue St Leonards VIC 3223

Sold Price

\$245,000

Sold Date

05-Sep-19

- - -

Distance

0.08km



125 Countess Drive St Leonards VIC 3223

Sold Price

\$259,000

Sold Date

26-Nov-19

- - -

Distance

0.1km



124 Countess Drive St Leonards VIC 3223

Sold Price

\$247,950

Sold Date

10-May-19

4 2 -

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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