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

1 Kabiri Terrace 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	\$310,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$240,000	Prope	erty type	type Land		Suburb	St Leonards
Period-from	01 Jan 2019	to	31 Dec 2	2019	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
16 Thornton Avenue St Leonards VIC 3223	\$255,000	05-Sep-19
10 Monahan Drive St Leonards VIC 3223	\$235,000	11-Feb-19
72 Thornton Avenue St Leonards VIC 3223	\$272,500	11-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: 19 January 2020





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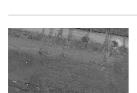
16 Thornton Avenue St Leonards VIC 3223

Sold Price

\$255,000 Sold Date 05-Sep-19

Distance

0.1km



10 Monahan Drive St Leonards VIC Sold Price 3223

\$235,000 Sold Date

11-Feb-19

Distance 0.22km



72 Thornton Avenue St Leonards

Sold Price

\$272,500 Sold Date 11-May-19

0.27km

VIC 3223

Distance

RS = Recent sale

UN = Undisclosed Sale

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