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

69 Mainsail 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	\$720,000	&	\$790,000	
Median sale price					

(*Delete house or unit as applicable)

Median Price	\$239,000	Prop	erty type	Land		Suburb	St Leonards
Period-from	01 Feb 2019	to	31 Jan 2020 S		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 Two Bays Drive St Leonards VIC 3223	\$690,000	12-Dec-18
55-57 Pearl Bay Passage St Leonards VIC 3223	\$765,000	13-Jan-19
21 Jelly Junction St Leonards VIC 3223	\$687,500	24-Nov-18

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: 21 February 2020

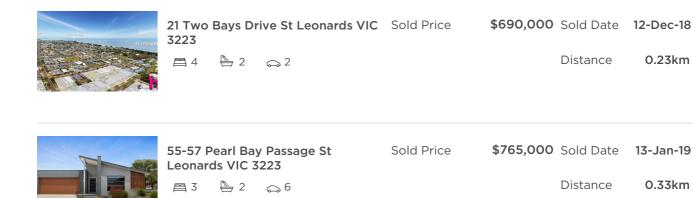


consumer.vic.gov.au



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-	/ Junctio	n St Leonards VIC	Sold Price	\$687,500	Sold Date	24-Nov-18
3223 ₿ 3	2	ç . 4			Distance	0.9km

RS = Recent sale UN = Undisclosed Sale

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