

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

8 Fitzwalter Street 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

\$239,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$229,950

Property type

Land

Suburb

St Leonards

Period-from

01 Dec 2019

to

30 Nov 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

16 Fitzwalter Street St Leonards VIC 3223	\$229,000	22-Sep-20
33 Georgina Avenue St Leonards VIC 3223	\$209,950	26-Mar-20
55 Kane Drive St Leonards VIC 3223	\$229,950	27-Aug-20

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: 14 December 2020



16 Fitzwalter Street St Leonards VIC 3223

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Sold Price

\$229,000

Sold Date **22-Sep-20**

Distance **0.05km**



33 Georgina Avenue St Leonards VIC 3223

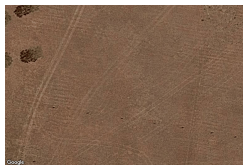
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Sold Price

\$209,950

Sold Date **26-Mar-20**

Distance **0.09km**



55 Kane Drive St Leonards VIC 3223

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Sold Price

\$229,950

Sold Date **27-Aug-20**

Distance **0.09km**



6 Kane Drive St Leonards VIC 3223

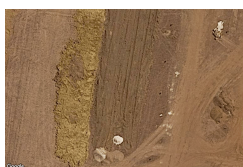
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Sold Price

\$227,450

Sold Date **20-Oct-20**

Distance **0.09km**



12 Harrington Terrace St Leonards VIC 3223

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Sold Price

Sold Date **19-Oct-20**

Distance **0.11km**



8 Kane Drive St Leonards VIC 3223

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Sold Price

\$235,000

Sold Date **26-Feb-20**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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