

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

15 Salt Water 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

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$561,500

Property type

House

Suburb

St Leonards

Period-from

01 Mar 2020

to

28 Feb 2021

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

20 Mainsail Drive St Leonards VIC 3223	\$840,000	16-Dec-20
44 Clyde Avenue St Leonards VIC 3223	\$802,150	05-Jun-20
36 Cormorant Drive St Leonards VIC 3223	\$760,000	16-Oct-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: 24 March 2021



20 Mainsail Drive St Leonards VIC 3223

Sold Price

\$840,000

Sold Date

16-Dec-20

 3  2  3

Distance

0.1km



44 Clyde Avenue St Leonards VIC 3223

Sold Price

\$802,150

Sold Date

05-Jun-20

 4  3  4

Distance

0.24km



36 Cormorant Drive St Leonards VIC 3223

Sold Price

\$760,000

Sold Date

16-Oct-20

 4  2  1

Distance

1.12km



23 Second Avenue St Leonards VIC 3223

Sold Price

\$775,000

Sold Date

14-Nov-20

 3  2  2

Distance

2.4km

RS = Recent sale

UN = Undisclosed Sale

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