

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

53 Reardon Crescent 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

\$199,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$555,000

Property type

Other

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

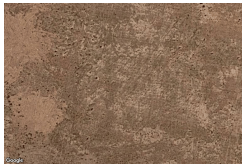
Date of sale

11 Dominico Street St Leonards VIC 3223	\$199,950	07-Jun-20
75 Kane Drive St Leonards VIC 3223	\$192,000	27-May-20
4 Howard Street St Leonards VIC 3223	\$199,950	07-Jul-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.

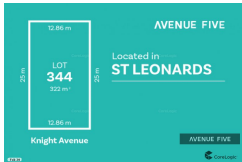
This Statement of Information was prepared on: 03 September 2020



11 Dominico Street St Leonards VIC 3223 Sold Price **\$199,950** Sold Date **07-Jun-20**

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Distance **0.22km**



75 Kane Drive St Leonards VIC 3223 Sold Price **\$192,000** Sold Date **27-May-20**

3
 2
 -

Distance **0.3km**



4 Howard Street St Leonards VIC 3223 Sold Price **\$199,950** Sold Date **07-Jul-20**

-
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Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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