

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

20B EDWARDS POINT ROAD 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

\$325,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Land

Suburb

St Leonards

Period-from

01 Jul 2022

to

30 Jun 2023

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

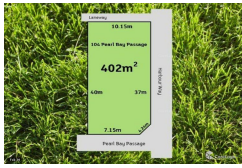
Date of sale

104 PEARL BAY PASSAGE ST LEONARDS VIC 3223	\$413,000	14-Feb-22
12 DEVENISH WAY ST LEONARDS VIC 3223	\$375,000	14-Sep-22
16 DEVENISH WAY ST LEONARDS VIC 3223	\$395,000	14-Oct-22

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: 11 July 2023



**104 PEARL BAY PASSAGE ST
LEONARDS VIC 3223**

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Sold Price

\$413,000

Sold Date

14-Feb-22

Distance

0.56km



**12 DEVENISH WAY ST LEONARDS
VIC 3223**

 -
  -
  -

Sold Price

\$375,000

Sold Date

14-Sep-22

Distance

1.1km



**16 DEVENISH WAY ST LEONARDS
VIC 3223**

 -
  -
  -

Sold Price

\$395,000

Sold Date

14-Oct-22

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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