

33.76 m

Gemstone

16.0 m

540 m²
APPROX.

16.0 m

Vacant Land

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**13 (Lot 180) Gemstone Street,
ST LEONARDS 3223**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$250,000

Median sale price

Median **Vacant Land** for **ST LEONARDS** for period **Oct 2018 - Mar 2019**
Sourced from **Pricefinder**.

\$255,000

Comparable property sales

605 Seachange Way,
St Leonards 3223

Price \$264,950 Sold 14
February 2019

22 Regal Road,
St Leonards 3223

Price \$265,000 Sold 25
February 2019

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 23rd Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**Team 3220 Pty Ltd t/as
Hayeswinckle Agent**

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