

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

45 RIGBY 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Land

Suburb

St Leonards

Period-from

01 Oct 2021

to

30 Sep 2022

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

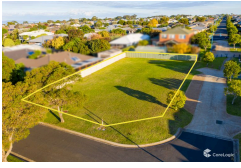
Date of sale

5-6 JELLY JUNCTION ST LEONARDS VIC 3223	\$700,000	26-Sep-22
36-38 SEACHANGE WAY ST LEONARDS VIC 3223	\$710,000	10-May-22
21 AMALFI WAY INDENTED HEAD VIC 3223	\$620,000	05-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 October 2022



**5-6 JELLY JUNCTION ST
 LEONARDS VIC 3223**

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Sold Price ^{RS} **\$700,000** Sold Date **26-Sep-22**

Distance **0.77km**



**36-38 SEACHANGE WAY ST
 LEONARDS VIC 3223**

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Sold Price **\$710,000** Sold Date **10-May-22**

Distance **0.95km**



**21 AMALFI WAY INDENTED HEAD
 VIC 3223**

- - -

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **05-Oct-22**

Distance **4.42km**

RS = Recent sale **UN** = Undisclosed Sale

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