

# STATEMENT OF INFORMATION

71 HARRINGTON TERRACE, ST LEONARDS, VIC 3223
PREPARED BY LACHLAN CAMPBELL, PHONE: 0459 415 329



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 71 HARRINGTON TERRACE, ST







**Indicative Selling Price** 

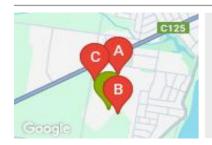
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$325,000

Provided by: Bree Armstrong, Neville Richards Real Estate St Leonards

#### **MEDIAN SALE PRICE**



# ST LEONARDS, VIC, 3223

**Suburb Median Sale Price (Vacant Land)** 

\$367,500

01 July 2023 to 30 June 2024

Provided by: **pricefinder** 

# **COMPARABLE PROPERTIES**

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.



# 26 THORNTON AVE, ST LEONARDS, VIC 3223







Sale Price

\$395,000

Sale Date: 10/04/2024

Distance from Property: 504m





# 2 BARTAIL ST, ST LEONARDS, VIC 3223







Sale Price

\$320,000

Sale Date: 20/05/2024

Distance from Property: 135m





# 51 KANE DR, ST LEONARDS, VIC 3223







Sale Price

\$355.000

Sale Date: 14/06/2024

Distance from Property: 445m



# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

	Add	ress
Including	suburb	and
	posto	code

71 HARRINGTON TERRACE, ST LEONARDS, VIC 3223

#### Indicative selling price

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

Single Price:	\$325,000
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#### Median sale price

Median price	\$367,500	Property type	Vacant Land	Suburb	ST LEONARDS
Period	01 July 2023 to 30 June 2024		Source	pricefinder	

#### Comparable property sales

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
26 THORNTON AVE, ST LEONARDS, VIC 3223	\$395,000	10/04/2024
2 BARTAIL ST, ST LEONARDS, VIC 3223	\$320,000	20/05/2024
51 KANE DR, ST LEONARDS, VIC 3223	\$355,000	14/06/2024

This Statement of Information was prepared on:

17/09/2024

