

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

11 Henty 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

or range
between

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

St Leonards

Period-from

01 Feb 2021

to

31 Jan 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

70 Lake View Crescent St Leonards VIC 3223	\$712,000	11-Aug-21
26 Narvik Avenue St Leonards VIC 3223	\$710,000	17-Sep-21
7 Thomson Boulevard St Leonards VIC 3223	\$705,000	11-Dec-21

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 February 2022



70 Lake View Crescent St Leonards VIC 3223 Sold Price **\$712,000** Sold Date **11-Aug-21**
Distance **0.34km**

3 2 9



26 Narvik Avenue St Leonards VIC 3223 Sold Price **\$710,000** Sold Date **17-Sep-21**
Distance **0.72km**

3 2 3



7 Thomson Boulevard St Leonards VIC 3223 Sold Price **\$705,000** Sold Date **11-Dec-21**
Distance **0.73km**

3 1 1



417 Ibbotson Street St Leonards VIC 3223 Sold Price **\$530,000** Sold Date **04-Aug-21**
Distance **0.21km**

4 1 2



407 Ibbotson Street St Leonards VIC 3223 Sold Price ^{RS} **\$575,000** Sold Date **16-Dec-21**
Distance **0.18km**

2 1 2



25 Old St Leonards Road St Leonards VIC 3223 Sold Price ^{RS} **\$690,000** Sold Date **30-Dec-21**
Distance **0.16km**

2 1 4

RS = Recent sale UN = Undisclosed Sale

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57 Lake View Crescent St Leonards VIC 3223

3 1 3

Sold Price

^{RS} **\$670,000**

Sold Date

23-Jan-22

Distance

0.47km



38 Mouchemore Avenue St Leonards VIC 3223

4 1 4

Sold Price

^{RS} **\$725,000**

Sold Date

01-Feb-22

Distance

0.8km



5 Mouchemore Avenue St Leonards VIC 3223

2 1 1

Sold Price

\$665,000

Sold Date

25-Nov-21

Distance

0.91km



6 Narvik Avenue St Leonards VIC 3223

2 1 5

Sold Price

\$646,000

Sold Date

08-Sep-21

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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