## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

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

<b>Property</b>	offered	for:	sale
IIODGILV	Ullelea	101	saic

Address Including suburb and postcode

10 Bayse 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	\$289,000	<del>or range</del> <del>between</del>		&	
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$225,000	Prop	erty type	ty type Land		Suburb	St Leonards
Period-from	01 Sep 2019	to	31 Aug 2	2020	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
8 Bayse Street St Leonards VIC 3223	\$255,000	29-Jun-20
2 Bayse Street St Leonards VIC 3223	\$249,000	04-Mar-20
27 Gamble Way St Leonards VIC 3223	\$255,000	02-Apr-19

#### 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: 15 September 2020





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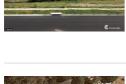
8 Bayse Street St Leonards VIC 3223

Sold Price

\$255,000 Sold Date 29-Jun-20

Distance

0.01km



2 Bayse Street St Leonards VIC

Sold Price

Sold Price

\$249,000 Sold Date 04-Mar-20

Distance 0.05km



3223

**m** -

**=** -

\$255,000 Sold Date 02-Apr-19



27 Gamble Way St Leonards VIC 3223

Distance 0.15km

**RS** = Recent sale

UN = Undisclosed Sale

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