

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

Lot 418 Howard Street, St Leonards, Victoria 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

\$199,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Other

Suburb

St Leonards

Period-from

01 Mar 2019

to

29 Feb 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

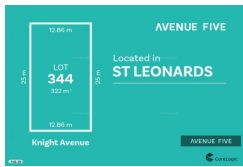
Date of sale

75 Kane Drive St Leonards VIC 3223	\$169,950	06-Mar-19
23 Harrington Terrace St Leonards VIC 3223	\$199,950	04-Jun-19
5 Felix Street St Leonards VIC 3223	\$197,950	25-Oct-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: 31 March 2020



75 Kane Drive St Leonards VIC 3223

Sold Price **\$169,950** Sold Date **06-Mar-19**

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Distance **0.17km**



23 Harrington Terrace St Leonards VIC 3223

Sold Price **\$199,950** Sold Date **04-Jun-19**

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Distance **0.23km**



5 Felix Street St Leonards VIC 3223

Sold Price **\$197,950** Sold Date **25-Oct-19**

 5
  2
  2

Distance **0.86km**

RS = Recent sale UN = Undisclosed Sale

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