

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

47 LEVIENS ROAD, ST LEONARDS, VIC 3223

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

or range between

\$640,000

&

\$704,000

### Median sale price

Median price

\$745,949

Property Type

Townhouse

Suburb

ST LEONARDS

Period - From

October 2023

to

September 2024

Source

RPDATA

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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

1 WARD STREET ST LEONARDS VIC 3223

\$650,000

14/05/2024

6 BOSCA LANE ST LEONARDS VIC 3223

\$640,000

07/11/2023

12 CHAFFEY COURT ST LEONARDS VIC 3223

\$690,000

17/09/2024

This Statement of Information was prepared on: 30/10/2024