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

72 Lake View Crescent 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	\$670,000	&	\$700,000					
Median sale price									
(*Delete house or unit as applicable)									

Median Price	\$600,000	Prop	Property type		House	Suburb	St Leonards
Period-from	01 Jul 2020	to	30 Jun 2	2021	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	
1 Holden Court St Leonards VIC 3223	\$690,000	05-Jan-21	
4 Gibson Grove St Leonards VIC 3223	\$680,000	21-Feb-20	
1 Phillip Court St Leonards VIC 3223	\$715,000	01-Aug-20	

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 July 2021



consumer.vic.gov.au



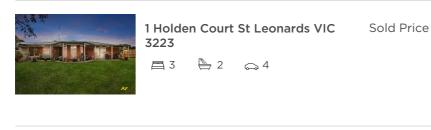
Greg Campbell P (03) 52571778 M 0415 553 854

E greg@nevillerichards.com.au

\$690,000 Sold Date 05-Jan-21

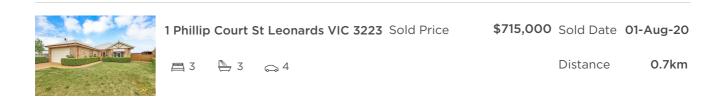
Distance

0.24km





	4 Gibson Grove St Leonards VIC 3223		Sold Price	\$680,000	Sold Date	21-Feb-20	
10 30	昌 3	2	_ක 5			Distance	0.68km



RS = Recent sale UN = Undisclosed Sale

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