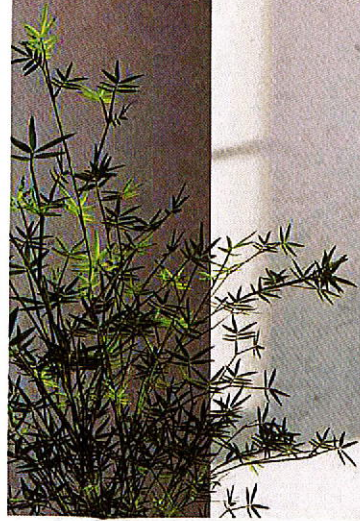


STATEMENT OF INFORMATION

28 MAJESTIC WAY, ST LEONARDS, VIC 3223

PREPARED BY ADAM MURPHY, HAYESWINCKLE, PHONE: 0421 306 247



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 MAJESTIC WAY, ST LEONARDS, VIC

 4  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: 539,000 to 589,000

Provided by: Adam Murphy, Hayeswinckle

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (Vacant Land)

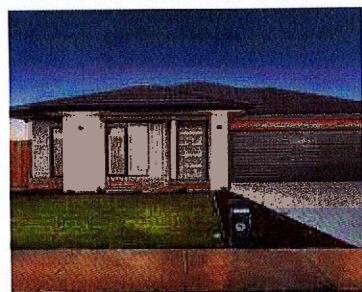
\$229,950

01 January 2020 to 31 December 2020

Provided by:  **pricerfinder**

COMPARABLE PROPERTIES

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.



14 MATILDA ST, ST LEONARDS, VIC 3223

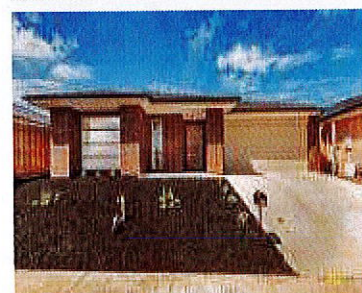
 4  2  2

Sale Price

\$595,000

Sale Date: 02/12/2020

Distance from Property: 355m



64 MAJESTIC WAY, ST LEONARDS, VIC 3223

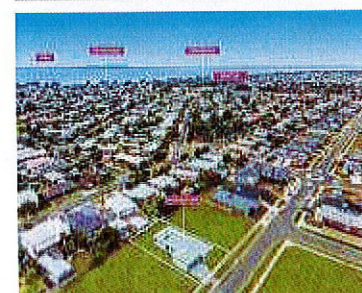
 4  2  2

Sale Price

\$530,000

Sale Date: 01/12/2020

Distance from Property: 252m



14 COUNTESS DR, ST LEONARDS, VIC 3223

 4  2  2

Sale Price

***\$588,000**

Sale Date: 03/02/2021

Distance from Property: 397m



This report has been compiled on 08/02/2021 by Hayeswinckle . Property Data Solutions Pty Ltd 2021 - www.pricerfinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale. The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount. This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

28 MAJESTIC WAY, ST LEONARDS, VIC 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: 539,000 to 589,000

Median sale price

Median price

\$229,950

Property type

House

Suburb

ST LEONARDS

Period

01 January 2020 to 31 December 2020

Source



Comparable property sales

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
14 MATILDA ST, ST LEONARDS, VIC 3223	\$595,000	02/12/2020
64 MAJESTIC WAY, ST LEONARDS, VIC 3223	\$530,000	01/12/2020
14 COUNTESS DR, ST LEONARDS, VIC 3223	*\$588,000	03/02/2021

This Statement of Information was prepared on:

08/02/2021