

STATEMENT OF INFORMATION

2 MOUCHEMORE AVENUE, ST LEONARDS, VIC 3223

PREPARED BY MICHAELA MILLER, HAYESWINCKLE , PHONE: 0412461195



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 MOUCHEMORE AVENUE, ST

3 bedrooms, 1 bathroom, 2 cars

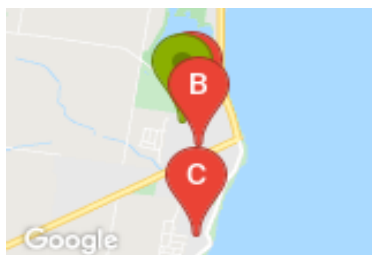
Indicative Selling Price

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

Price Range: **\$499,000 to \$539,000**

Provided by: Michaela Miller, Hayeswinckle

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (House)

\$567,000

01 January 2019 to 31 December 2019

Provided by: **pricefinder**

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.



27 DOONGARA AVE, ST LEONARDS, VIC 3223

3 bedrooms, 1 bathroom, 1 car

Sale Price

***\$501,200**

Sale Date: 03/02/2020

Distance from Property: 113m



41 MOUCHEMORE AVE, ST LEONARDS, VIC

3 bedrooms, 1 bathroom, 4 cars

Sale Price

***\$500,000**

Sale Date: 31/01/2020

Distance from Property: 389m



20 GILBERT ST, ST LEONARDS, VIC 3223

3 bedrooms, 1 bathroom, 2 cars

Sale Price

\$555,000

Sale Date: 08/02/2019

Distance from Property: 1.6km



This report has been compiled on 02/03/2020 by Hayeswinckle . Property Data Solutions Pty Ltd 2020 - www.pricefinder.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

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

2 MOUCHEMORE AVENUE, ST LEONARDS, VIC 3223

Indicative selling price

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

Price Range:

\$499,000 to \$539,000

Median sale price

Median price

\$567,000

Property type

House

Suburb

ST LEONARDS

Period

01 January 2019 to 31 December 2019

Source

 pricefinder

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

27 DOONGARA AVE, ST LEONARDS, VIC 3223	*\$501,200	03/02/2020
41 MOUCHEMORE AVE, ST LEONARDS, VIC 3223	*\$500,000	31/01/2020
20 GILBERT ST, ST LEONARDS, VIC 3223	\$555,000	08/02/2019

This Statement of Information was prepared on:

02/03/2020