

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 or
locality and postcode

7 Cliff Court, St Leonards Vic 3223

Indicative selling price

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

Range between

\$459,000

&

\$499,000

Median sale price

Median price

\$455,000

Property Type

Unit

Suburb

St Leonards

Period - From

12/04/2020

to

11/04/2021

Source

REIV

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	2/40 Dudley Pde ST LEONARDS 3223	\$475,000	08/03/2021
2	35B Bayside Av ST LEONARDS 3223	\$475,000	18/01/2021
3	Unit 3/12 Ward St ST LEONARDS 3223	\$450,000	04/03/2021

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:

12/04/2021 14:09

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Indicative Selling Price

\$459,000 - \$499,000

Median Unit Price

12/04/2020 - 11/04/2021: \$455,000



Property Type: House (Previously

Occupied - Detached)

Land Size: 263 sqm approx

Agent Comments

Comparable Properties

2/40 Dudley Pde ST LEONARDS 3223 (VG)

Agent Comments



Price: \$475,000

Method: Sale

Date: 08/03/2021

Property Type: Flat/Unit/Apartment (Res)

Land Size: 136 sqm approx



35B Bayside Av ST LEONARDS 3223 (REI/VG)

Agent Comments



Price: \$475,000

Method: Private Sale

Date: 18/01/2021

Property Type: House

Land Size: 290 sqm approx



Unit 3/12 Ward St ST LEONARDS 3223 (REI)

Agent Comments



Price: \$450,000

Method: Private Sale

Date: 04/03/2021

Property Type: Unit

Land Size: 265 sqm approx