

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

6 Fitzwalter Street 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

\$245,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Other

Suburb

St Leonards

Period-from

01 Jan 2019

to

31 Dec 2019

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

17 Gallant Road St Leonards VIC 3223	\$249,950	16-Oct-18
122 Countess Drive St Leonards VIC 3223	\$247,950	15-Nov-18
115 Countess Drive St Leonards VIC 3223	\$249,950	07-Dec-18

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: 30 January 2020



17 Gallant Road St Leonards VIC 3223

Sold Price

\$249,950

Sold Date

16-Oct-18

4 2 2

Distance

1.21km



122 Countess Drive St Leonards VIC 3223

Sold Price

\$247,950

Sold Date

15-Nov-18

4 2 2

Distance

1.29km



115 Countess Drive St Leonards VIC 3223

Sold Price

\$249,950

Sold Date

07-Dec-18

4 2 2

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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