

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

22 Narvik Avenue 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

\$780,000

&

\$795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

House

Suburb

St Leonards

Period-from

01 May 2019

to

30 Apr 2020

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

13 Mariners Street St Leonards VIC 3223	\$720,000	01-Jul-19
55-57 Pearl Bay Passage St Leonards VIC 3223	\$765,000	13-Jan-19
16 Martin Street Indented Head VIC 3223	\$825,000	18-Mar-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: 19 May 2020



13 Mariners Street St Leonards VIC 3223

4 2 2

Sold Price

\$720,000

Sold Date

01-Jul-19

Distance

0.62km



55-57 Pearl Bay Passage St Leonards VIC 3223

3 2 4

Sold Price

\$765,000

Sold Date

13-Jan-19

Distance

1.64km



16 Martin Street Indented Head VIC 3223

4 2 2

Sold Price

\$825,000

Sold Date

18-Mar-20

Distance

3.37km

RS = Recent sale

UN = Undisclosed Sale

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