# 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

### 1/464 THE ESPLANADE ST LEONARDS VIC 3223

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range betweer	3890000	&	\$970,000
<b>Median sale price</b> (*Delete house or unit as ap	plicable)				
Median Price	\$590,000	Property type	Unit	Suburb	St Leonards

30 Sep 2022

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Oct 2021

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.

to

Address of comparable property	Price	Date of sale
2/15 ST LEONARDS PARADE ST LEONARDS VIC 3223	\$850,000	22-Mar-22
5/313 THE ESPLANADE INDENTED HEAD VIC 3223	\$1,070,000	15-Feb-22
2/309 THE ESPLANADE INDENTED HEAD VIC 3223	\$830,000	13-Aug-21

#### 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 October 2022



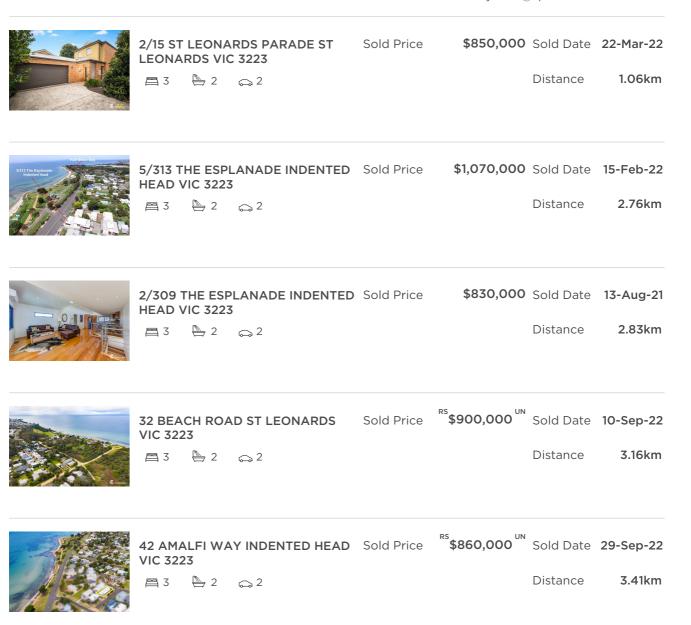
Corelogic

consumer.vic.gov.au



P 0490809891

- M 0490809891
- E michael.lillywhite@upside.com.au



#### RS = Recent sale UN = Undisclosed Sale

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.