

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

159 Bluff Road, St Leonards Vic 3223

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$725,000 Property Type House Suburb St Leonards

Period - From 01/07/2023 to 30/09/2023 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	119 Bluff Rd ST LEONARDS 3223	\$780,000	11/09/2023
2	9 Ord St ST LEONARDS 3223	\$782,500	30/06/2023
3	11 Edwards Point Rd ST LEONARDS 3223	\$660,000	17/04/2023

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:

28/11/2023 11:24



Property Type: House (Previously Occupied - Detached)
Land Size: 817 sqm approx
 Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median House Price

September quarter 2023: \$725,000

Comparable Properties

119 Bluff Rd ST LEONARDS 3223 (REI)

Agent Comments



Price: \$780,000

Method:

Date: 11/09/2023

Property Type: House

9 Ord St ST LEONARDS 3223 (REI)

Agent Comments



Price: \$782,500

Method:

Date: 30/06/2023

Property Type: House

11 Edwards Point Rd ST LEONARDS 3223 (REI)

Agent Comments



Price: \$660,000

Method:

Date: 17/04/2023

Property Type: House

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