

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

3 Ward 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 \$ or range between \$690,000 & \$750,000

Median sale price

Median price \$630,000 Property type House Suburb St Leonards

Period - From April 2021 to June 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 72 Lake View Crescent, St Leonards VIC 3223	\$726,000	05/09/2021
2 62 Beach Road, St Leonards VIC 3223	\$760,000	28/08/2021
3 60 Leviens Rd, St Leonards VIC 3223	\$775,000	21/08/2021

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: 29/09/2021