

## 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

39 Miranda Crescent St Leonards VIC 3223

### Indicative selling price

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

Single Price

\$800,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$229,950

Property type

Land

Suburb

St Leonards

Period-from

01 Mar 2020

to

28 Feb 2021

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

44 Clyde Avenue St Leonards VIC 3223	\$802,150	05-Jun-20
45 Gilbert Street St Leonards VIC 3223	\$832,000	13-Sep-19
6 Pardolote Crescent St Leonards VIC 3223	\$735,000	29-Dec-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: 11 March 2021



**44 Clyde Avenue St Leonards VIC 3223**

Sold Price

**\$802,150**

Sold Date **05-Jun-20**

4 3 4

Distance **0.3km**



**45 Gilbert Street St Leonards VIC 3223**

Sold Price

**\$832,000**

Sold Date **13-Sep-19**

4 3 6

Distance **0.3km**



**6 Pardolote Crescent St Leonards VIC 3223**

Sold Price

**\$735,000**

Sold Date **29-Dec-20**

5 2 2

Distance **1.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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