STATEMENT OF INFORMATION

14 ST LEONARDS PARADE, ST LEONARDS, VIC 3223

PREPARED BY LACHLAN CAMPBELL, PHONE: 0459415329

NEVILLE RICHARDS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

14 ST LEONARDS PARADE, ST

6 2 4

Indicative Selling Price

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

Single Price: **$1,100,000**

Provided by: Lachlan Campbell, Neville Richards Real Estate St Leonards

MEDIAN SALE PRICE

ST LEONARDS, VIC, 3223

Suburb Median Sale Price (House)

$715,500

01 April 2024 to 31 March 2025

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

17 ST LEONARDS PDE, ST LEONARDS, VIC

3 1 2

Sale Price

$1,150,000

Sale Date: 10/11/2023

Distance from Property: 74m A

15 BLUFF RD, ST LEONARDS, VIC 3223

6 4 2

Sale Price

***$1,300,000**

Sale Date: 12/03/2025

Distance from Property: 152m B

21 DUDLEY PDE, ST LEONARDS, VIC 3223

3 1 3

Sale Price

$1,032,000

Sale Date: 27/01/2024

Distance from Property: 71m C

This report has been compiled on 22/04/2025 by Neville Richards Real Estate St Leonards. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	14 ST LEONARDS PARADE, ST LEONARDS, VIC 3223

Indicative selling price

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

Single Price: $1,100,000

Median sale price

Median price	$715,500	Property type	House	Suburb	ST LEONARDS
Period	01 April 2024 to 31 March 2025	Source	pricefinder		

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
17 ST LEONARDS PDE, ST LEONARDS, VIC 3223	$1,150,000	10/11/2023
15 BLUFF RD, ST LEONARDS, VIC 3223	*$1,300,000	12/03/2025
21 DUDLEY PDE, ST LEONARDS, VIC 3223	$1,032,000	27/01/2024

This Statement of Information was prepared on: 22/04/2025

CONSUMER AFFAIRS VICTORIA