

## STATEMENT OF INFORMATION

35 SEAVIEW AVENUE, ST LEONARDS, VIC 3223 PREPARED BY LACHLAN CAMPBELL, PHONE: 0459415329



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 35 SEAVIEW AVENUE, ST LEONARDS, VIC 🕮 3 🕒 - 😂 -







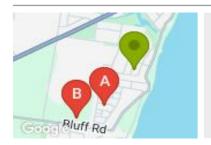
**Indicative Selling Price** 

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

**Single Price:** \$550,000

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

### **MEDIAN SALE PRICE**



### ST LEONARDS, VIC, 3223

**Suburb Median Sale Price (Vacant Land)** 

\$350,250

01 July 2024 to 30 June 2025

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



17 TWO BAYS DR, ST LEONARDS, VIC 3223







Sale Price

\$525,000

Sale Date: 02/04/2025

Distance from Property: 638m





8 BIRDWOOD DR, ST LEONARDS, VIC 3223







Sale Price

\$471,500

Sale Date: 02/03/2025

Distance from Property: 1km



### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate 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

	Add	ress
Including	suburb	and
	posto	ode

35 SEAVIEW AVENUE, ST LEONARDS, VIC 3223

### Indicative selling price

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Single Price:	\$550,000

### Median sale price

Median price	\$350,250	Property type	Vacant Land	Suburb	ST LEONARDS
Period	01 July 2024 to 30 June 2025		Source	p	ricefinder

#### Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property		Price	Date of sale
	17 TWO BAYS DR, ST LEONARDS, VIC 3223	\$525,000	02/04/2025
	8 BIRDWOOD DR, ST LEONARDS, VIC 3223	\$471,500	02/03/2025

This Statement of Information was prepared on:

05/07/2025

