

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

68 GAMBLE WAY 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$397,500

Property type

Land

Suburb

St Leonards

Period-from

01 Jan 2023

to

31 Dec 2023

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

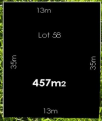
58 GAMBLE WAY ST LEONARDS VIC 3223	\$440,000	08-Dec-22
66 GAMBLE WAY ST LEONARDS VIC 3223	\$440,000	13-Oct-22
2B HOPETOUN STREET ST LEONARDS VIC 3223	\$500,000	25-Jul-22

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: 17 January 2024

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58 GAMBLE WAY ST LEONARDS
VIC 3223

Sold Price **\$440,000** Sold Date **08-Dec-22**

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Distance 0.96km



66 GAMBLE WAY ST LEONARDS
VIC 3223

Sold Price	Sold Date	13-Oct-22
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Distance 1.02km



2B HOPETOUN STREET ST
LEONARDS VIC 3223

Sold Price **\$500,000** Sold Date **25-Jul-22**

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Distance 0.4km

RS = Recent sale UN = Undisclosed Sale

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