

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/47 LEVIENS ROAD, ST LEONARDS, VIC 3223

Indicative selling price

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

Single price

or range between

\$823,000

&

\$870,000

Median sale price

Median price

\$745,877

Property Type

House

Suburb

ST LEONARDS, VIC 3223

Period - From

31/05/24

to

31/09/24

Source

Corelogic

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
21 HARRINGTON TERRACE ST LEONARDS VIC 3223	\$760,000	10/07/2024
28 MIRANDA CRESCENT ST LEONARDS VIC 3223	\$680,000	31/05/2024
27 GEORGINA AVENUE ST LEONARDS VIC 3223	\$705,000	23/09/2024

This Statement of Information was prepared on:

15/11/2024