

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

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

\$640,000

&

\$704,000

Median sale price

Median price

\$745,949

Property Type

Townhouse

Suburb

ST LEONARDS

Period - From

October 2023

to

September 2024

Source

RPDATA

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
1 WARD STREET ST LEONARDS VIC 3223	\$650,000	14/05/2024
6 BOSCA LANE ST LEONARDS VIC 3223	\$640,000	07/11/2023
12 CHAFFEY COURT ST LEONARDS VIC 3223	\$690,000	17/09/2024

This Statement of Information was prepared on:

30/10/2024