

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

1/47 LEVIENS ROAD, ST LEONARDS, VIC 3223

Indicative selling price

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

Single priceor range between

\$735,000

&

\$770,000

Median sale price

Median price

\$745,877

Property Type

House

Suburb

ST LEONARDS

Period - FromtoSource

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
32 WARD STREET ST LEONARDS VIC 3223	\$880,000	24/08/2024
36 THOMSON BOULEVARD ST LEONARDS VIC 3223	\$635,000	06/02/2024
1 WARD STREET ST LEONARDS VIC 3223	\$650,000	14/05/2024

This Statement of Information was prepared on:

1/12/2024