

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

16 Gibson Grove 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$249,950

Property type

Land

Suburb

St Leonards

Period-from

01 Nov 2018

to

31 Oct 2019

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

45 Pearl Bay Passage St Leonards VIC 3223	\$530,000	26-Feb-19
55 Mainsail Drive St Leonards VIC 3223	\$575,000	19-Mar-19
1 Martinsen Street St Leonards VIC 3223	\$565,000	23-Jul-19

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: 07 November 2019



45 Pearl Bay Passage St Leonards VIC 3223

3 1 2

Sold Price

\$530,000

Sold Date

26-Feb-19

Distance

0.63km



55 Mainsail Drive St Leonards VIC 3223

3 2 2

Sold Price

\$575,000

Sold Date

19-Mar-19

Distance

0.94km



1 Martinsen Street St Leonards VIC 3223

3 2 2

Sold Price

\$565,000

Sold Date

23-Jul-19

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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