

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 75 Pearl Bay Passage, ST LEONARDS 3223

Indicative selling price

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

Range \$679,000 - \$719,000

Median sale price

Median **House** for **ST LEONARDS** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

\$570,000

Comparable property sales

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 the most comparable to the property for sale.

55 Pearl Bay Passage,
St Leonards 3223

Price \$765,000 Sold 13
January 2019

65 Lake View Crescent,
St Leonards 3223

Price \$670,000 Sold 16 May
2019

21 Two Bays Passage ,
St Leonards 3223

Price \$690,000 Sold 12
December 2018

This Statement of Information was prepared on 4th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

3 baths

4 parking

Team 3220 Pty Ltd t/as Hayeswinckle Agent

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