#### STATEMENT OF INFORMATION

Prepared on 02 Aug 2019



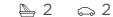
Paul Sayers P 03 5257 1744 M 0499 322 301 E pauls.stleonards@ljh.com.au

Section 47AF of the Estate Agents Act 1980

#### **HOUSE Offered for Sale**

66 Leviens Road St Leonards VIC 3223

■ 3





# **Indicative Selling Price**

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

Range between \$575,000 & \$590,000

### Median Sale Price

\$570,000 Houses in St leonards between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

# **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 most comparable to the property for sale.



2/153 Bluff Road St Leonards VIC Sold Price 3223

\$570,000

Sold Date 15-May-18

**=** 3

**♣** 2

Distance

1.24km



14 Tanker View Rise St Leonards **VIC 3223** 

Sold Price

\$615,000

Sold Date 23-Apr-18

Distance

1.44km



15 Marina Road St Leonards VIC 3223

Sold Price

\$545,000

Sold Date 12-Nov-18

**=** 3

**=** 3

₽ 2

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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