

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

38 Coatsworth Avenue 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

House

Suburb

St Leonards

Period-from

01 Sep 2018

to

31 Aug 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

3 Rigby Street St Leonards VIC 3223	\$510,000	22-Nov-18
13 Mouchemore Avenue St Leonards VIC 3223	\$515,000	11-Dec-18
12 Hopetoun Street St Leonards VIC 3223	\$562,500	01-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: 26 September 2019



3 Rigby Street St Leonards VIC 3223

 2  1  1

Sold Price

\$510,000

Sold Date

22-Nov-18

Distance

0.07km



13 Mouchemore Avenue St Leonards VIC 3223

 3  1  4

Sold Price

\$515,000

Sold Date

11-Dec-18

Distance

0.3km



12 Hopetoun Street St Leonards VIC 3223

 3  1  1

Sold Price

\$562,500

Sold Date

01-Jul-19

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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