

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 or
locality and postcode

1/22 Swan Parade, St Leonards Vic 3223

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$753,750 Property Type House Suburb St Leonards

Period - From 01/10/2023 to 31/12/2023 Source REIV

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
1	24 Horne Av ST LEONARDS 3223	\$755,000	19/02/2024
2	11 Swan Pde ST LEONARDS 3223	\$700,000	07/02/2024
3	7 Ord St ST LEONARDS 3223	\$670,000	06/02/2024

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:

05/04/2024 11:59

1/22 Swan Parade, St Leonards Vic 3223



 3  1  2

Rooms: 5
Property Type: House
Land Size: 336 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
December quarter 2023: \$753,750

Comparable Properties



24 Horne Av ST LEONARDS 3223 (REI/VG)

Agent Comments

 3  2  2

Price: \$755,000
Method: Private Sale
Date: 19/02/2024
Property Type: House
Land Size: 557 sqm approx



11 Swan Pde ST LEONARDS 3223 (REI/VG)

Agent Comments

 2  1  2

Price: \$700,000
Method: Private Sale
Date: 07/02/2024
Property Type: House
Land Size: 526 sqm approx



7 Ord St ST LEONARDS 3223 (REI)

Agent Comments

 3  1  1

Price: \$670,000
Method: Private Sale
Date: 06/02/2024
Property Type: House
Land Size: 491 sqm approx

Account - Fletchers | P: 5258 2833



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