

## 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

10/1344-1346 MURRADOC ROAD ST LEONARDS VIC 3223

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$445,000

&

\$479,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,800

Property type

Unit

Suburb

St Leonards

Period-from

01 May 2023

to

30 Apr 2024

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

3/59 LEVIENS ROAD ST LEONARDS VIC 3223	\$415,000	30-Nov-23
1/59 LEVIENS ROAD ST LEONARDS VIC 3223	\$425,000	09-Feb-24

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.

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**3/59 LEVIENS ROAD ST  
 LEONARDS VIC 3223**

 2  1  1

Sold Price **\$415,000** Sold Date **30-Nov-23**

Distance **0.84km**



**1/59 LEVIENS ROAD ST LEONARDS  
 VIC 3223**

 2  1  1

Sold Price **\$425,000** Sold Date **09-Feb-24**

Distance **0.86km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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