

## 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

11 PARDOLOTE CRESCENT 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

\$775,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$779,750

Property type

House

Suburb

St Leonards

Period-from

01 Nov 2022

to

31 Oct 2023

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

31 EDWARDS POINT ROAD ST LEONARDS VIC 3223	\$855,000	04-May-23
5 DUNE STREET ST LEONARDS VIC 3223	\$750,000	02-Jun-23
120 PEARL BAY PASSAGE ST LEONARDS VIC 3223	\$815,000	01-Jun-22

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: 20 November 2023



**31 EDWARDS POINT ROAD ST  
LEONARDS VIC 3223**

3 2 2

Sold Price **\$855,000** Sold Date **04-May-23**

Distance **0.32km**



**5 DUNE STREET ST LEONARDS VIC  
3223**

4 2 2

Sold Price **\$750,000** Sold Date **02-Jun-23**

Distance **0.47km**



**120 PEARL BAY PASSAGE ST  
LEONARDS VIC 3223**

4 2 2

Sold Price **\$815,000** Sold Date **01-Jun-22**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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