



STATEMENT OF INFORMATION

20 THOMSON BOULEVARD, ST LEONARDS, VIC 3223

PREPARED BY LACHLAN CAMPBELL, PHONE: 0459415329

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



20 THOMSON BOULEVARD, ST

 3  -  -

Indicative Selling Price

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

Price Range: \$700,000 to \$750,000

Provided by: Lachlan Campbell, Neville Richards Real Estate St Leonards

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (House)

\$760,000

01 January 2023 to 31 December 2023

Provided by: 

COMPARABLE PROPERTIES

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.



24 DOONGARA AVE, ST LEONARDS, VIC 3223

 3  2  2

Sale Price

\$750,000

Sale Date: 01/12/2023

Distance from Property: 325m



1 GAMBLE WAY, ST LEONARDS, VIC 3223

 3  2  1

Sale Price

\$752,500

Sale Date: 25/11/2023

Distance from Property: 511m



24 HORNE AVE, ST LEONARDS, VIC 3223

 3  2  2

Sale Price

\$755,000

Sale Date: 06/02/2024

Distance from Property: 1.1km



This report has been compiled on 29/03/2024 by Neville Richards Real Estate St Leonards. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

20 THOMSON BOULEVARD, ST LEONARDS, VIC 3223

Indicative selling price

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

Price Range: \$700,000 to \$750,000

Median sale price

Median price

\$760,000

Property type

House

Suburb

ST LEONARDS

Period

01 January 2023 to 31 December 2023

Source

 pricfinder

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.

Address of comparable property

Price

Date of sale

24 DOONGARA AVE, ST LEONARDS, VIC 3223	\$750,000	01/12/2023
1 GAMBLE WAY, ST LEONARDS, VIC 3223	\$752,500	25/11/2023
24 HORNE AVE, ST LEONARDS, VIC 3223	\$755,000	06/02/2024

This Statement of Information was prepared on:

29/03/2024