

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







Indicative Selling Price

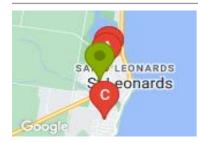
For the meaning of this price see consumer.vic.au/underquoting

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: **pricefinder**

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







Sale Price

\$750,000

Sale Date: 01/12/2023

Distance from Property: 325m













\$752,500

Sale Date: 25/11/2023

Distance from Property: 511m





24 HORNE AVE, ST LEONARDS, VIC 3223







Sale Price

\$755.000

Sale Date: 06/02/2024

Distance from Property: 1.1km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

included in the comple	tructions in this box do not form part of this Statement of Information and are not required to be eted Statement of Information for the property being offered for sale. Imper Affairs Victoria has approved this form of the Statement of Information for section 47AF of
The Biresion of Consu	The Fulland Victoria had approved this form of the otalement of information for section 4771 of
Property offered f	or sale
rioperty offered i	or sale
Address Including suburb and	20 THOMSON BOULEVARD, ST LEONARDS, VIC 3223

Indicative selling price

postcode

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	pricefinder	

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

