

## 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

23 FINDLAY AVENUE 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

\$825,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$788,500

Property type

House

Suburb

St Leonards

Period-from

01 Aug 2022

to

31 Jul 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

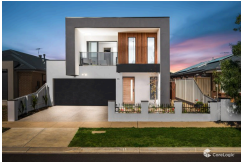
Date of sale

|  |           |           |
|--|-----------|-----------|
| 35 MIRANDA CRESCENT ST LEONARDS VIC 3223 | \$850,000 | 05-Apr-23 |
| 5 MONAHAN DRIVE ST LEONARDS VIC 3223     | \$980,000 | 27-Sep-22 |
| 42 THORNTON AVENUE ST LEONARDS VIC 3223  | \$850,000 | 05-Nov-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: 10 August 2023

**35 MIRANDA CRESCENT ST  
LEONARDS VIC 3223**

4 2 2

Sold Price **\$850,000** Sold Date **05-Apr-23**Distance **0.1km****5 MONAHAN DRIVE ST LEONARDS  
VIC 3223**

4 3 2

Sold Price **\$980,000** Sold Date **27-Sep-22**Distance **0.15km****42 THORNTON AVENUE ST  
LEONARDS VIC 3223**

4 2 2

Sold Price **\$850,000** Sold Date **05-Nov-22**Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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