

## 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

28 MIRANDA 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

\$725,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$779,750

Property type

House

Suburb

St Leonards

Period-from

01 Dec 2022

to

30 Nov 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

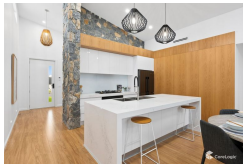
Date of sale

23 FINDLAY AVENUE ST LEONARDS VIC 3223	\$815,000	06-Oct-23
5 HALYARD TERRACE ST LEONARDS VIC 3223	\$725,000	14-Jul-23
1 GAMBLE WAY ST LEONARDS VIC 3223	\$752,500	29-Nov-23

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: 04 December 2023


**23 FINDLAY AVENUE ST  
LEONARDS VIC 3223**
 4  2  2

 Sold Price **\$815,000** Sold Date **06-Oct-23**

 Distance **0.07km**

**5 HALYARD TERRACE ST  
LEONARDS VIC 3223**
 3  2  2

 Sold Price **\$725,000** Sold Date **14-Jul-23**

 Distance **0.64km**

**1 GAMBLE WAY ST LEONARDS VIC  
3223**
 3  2  2

 Sold Price <sup>RS</sup> **\$752,500** Sold Date **29-Nov-23**

 Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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