

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 or
locality and postcode

46 Wattlehill Grove, St Leonards Vic 3223

Indicative selling price

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

Range between

\$680,000

&

\$740,000

Median sale price

Median price

\$753,750

Property Type

House

Suburb

St Leonards

Period - From

01/10/2023

to

31/12/2023

Source

REIV

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
1	32 Seaview Av ST LEONARDS 3223	\$720,000	26/09/2023
2	159 Bluff Rd ST LEONARDS 3223	\$680,000	16/01/2024
3	429 Ibbotson St ST LEONARDS 3223	\$680,000	04/09/2023

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:

05/04/2024 13:35

46 Wattlehill Grove, St Leonards Vic 3223



 3  1  2

Property Type: House
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$740,000
Median House Price
December quarter 2023: \$753,750

Comparable Properties



32 Seaview Av ST LEONARDS 3223 (REI/VG) **Agent Comments**

 3  2  1

Price: \$720,000
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 676 sqm approx



159 Bluff Rd ST LEONARDS 3223 (REI/VG) **Agent Comments**

 3  1  4

Price: \$680,000
Method: Private Sale
Date: 16/01/2024
Property Type: House (Res)
Land Size: 817 sqm approx



429 Ibbotson St ST LEONARDS 3223 (REI/VG) **Agent Comments**

 3  1  1

Price: \$680,000
Method: Private Sale
Date: 04/09/2023
Property Type: House
Land Size: 664 sqm approx

Account - Fletchers | P: 5258 2833



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