

## 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

6 WATERS WAY 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

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

St Leonards

Period-from

01 May 2023

to

30 Apr 2024

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

51 PEARL BAY PASSAGE ST LEONARDS VIC 3223	\$630,000	18-Mar-24
8 MEREDITH STREET ST LEONARDS VIC 3223	\$605,000	17-Feb-24
11 SWAN PARADE ST LEONARDS VIC 3223	\$700,000	17-Jan-24

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: 24 May 2024



**51 PEARL BAY PASSAGE ST  
 LEONARDS VIC 3223**

 3  2  2

Sold Price **\$630,000** Sold Date **18-Mar-24**

Distance **0.94km**



**8 MEREDITH STREET ST  
 LEONARDS VIC 3223**

 3  2  2

Sold Price **\$605,000** Sold Date **17-Feb-24**

Distance **1.2km**



**11 SWAN PARADE ST LEONARDS  
 VIC 3223**

 2  1  2

Sold Price **\$700,000** Sold Date **17-Jan-24**

Distance **0.25km**

RS = Recent sale      UN = Undisclosed Sale

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