

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 82 Black Swan Drive, St Leonards Vic 3223
Including suburb or locality and postcode

Indicative selling price

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

Range between \$750,000 & \$790,000

Median sale price

Median price \$750,000 Property Type House Suburb St Leonards

Period - From 01/04/2023 to 31/03/2024 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	41 Gallant Rd ST LEONARDS 3223	\$800,000	02/11/2023
2	62 Miranda Cr ST LEONARDS 3223	\$790,000	02/02/2024
3	66 Countess Dr ST LEONARDS 3223	\$765,000	11/12/2023

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: 20/05/2024 09:50

82 Black Swan Drive, St Leonards Vic 3223



Property Type:
Agent Comments

Indicative Selling Price
\$750,000 - \$790,000
Median House Price
Year ending March 2024: \$750,000

Comparable Properties

41 Gallant Rd ST LEONARDS 3223 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 02/11/2023
Property Type: House (Res)
Land Size: 448 sqm approx



62 Miranda Cr ST LEONARDS 3223 (REI/VG)

Agent Comments



Price: \$790,000
Method: Private Sale
Date: 02/02/2024
Property Type: House
Land Size: 425 sqm approx



66 Countess Dr ST LEONARDS 3223 (REI/VG)

Agent Comments



Price: \$765,000
Method: Private Sale
Date: 11/12/2023
Property Type: House
Land Size: 443 sqm approx

Account - Fletchers | P: 5258 2833



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