

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

51 MIRANDA CRESCENT ST LEONARDS VIC 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$299,000

&

\$328,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$407,500

Property type

Land

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 MONAHAN DRIVE ST LEONARDS VIC 3223	\$337,000	02-Sep-22
41 REARDON CRESCENT ST LEONARDS VIC 3223	\$340,000	06-Mar-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: 06 December 2023



**23 MONAHAN DRIVE ST
 LEONARDS VIC 3223**

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Sold Price **\$337,000** Sold Date **02-Sep-22**

Distance **0.13km**



**41 REARDON CRESCENT ST
 LEONARDS VIC 3223**

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Sold Price **\$340,000** Sold Date **06-Mar-23**

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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