

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

Lot 566, Meredith Avenue, 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 \$204,950

or range between \$*

&

\$

Median sale price

Median price \$227,450

Property type Land

Suburb ST Leonards

Period - From 1 May 2019

to

30 Apr 2020

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

1 23 Harrington Terrace, St Leonards, VIC 3223	\$199,950	4/6/19
2 7 Kabiri Terrace, ST Leonards, VIC 3223	\$199,950	15/8/19
3 17 Thornton Avenue, ST Leonards, VIC 3223	\$199,950	30/9/19

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 May 2020