STATEMENT OF INFORMATION

Prepared on 02 Nov 2018

Greg Campbell
P 03 5257 1778
M 0415 553 854
E greg@nevillerichards.com.au

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/51 Ward Street St Leonards VIC 3223

2 1 1

Indicative Selling Price

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

Single Price $469,000

Median Sale Price

$372,500 Units in St leonards between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



1/51 Ward Street St Leonards VIC 3223

3 2 2

Sold Price **$565,000** Sold Date **06-Jun-18**

Distance **0.02km**



2/22 Swan Parade St Leonards VIC 3223

3 2 2

Sold Price **$450,000** Sold Date **05-Sep-17**

Distance **1.87km**



6/12 Ward Street St Leonards VIC 3223

2 1 1

Sold Price **$415,000** Sold Date **23-Jul-18**

Distance **0.44km**

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2018 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.