

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

31 LAKE VIEW 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

St Leonards

Period-from

01 Jan 2022

to

31 Dec 2022

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

36 RIGBY STREET ST LEONARDS VIC 3223	675000	15-Oct-22
14 HARRINGTON TERRACE ST LEONARDS VIC 3223	688000	05-Nov-22
18 CENTREWAY ROAD ST LEONARDS VIC 3223	700000	25-Jan-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: 30 January 2023



**36 RIGBY STREET ST LEONARDS
VIC 3223**

2 1 3

Sold Price

675000

Sold Date

15-Oct-22

Distance

0.28km



**14 HARRINGTON TERRACE ST
LEONARDS VIC 3223**

4 2 2

Sold Price

688000

Sold Date

05-Nov-22

Distance

1.1km



**18 CENTREWAY ROAD ST
LEONARDS VIC 3223**

3 2 2

Sold Price

^{RS}**700000**

Sold Date

25-Jan-23

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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