

## 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

17 Palace Road St Leonards VIC 3223

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$563,750

Property type

Other

Suburb

St Leonards

Period-from

01 Dec 2018

to

30 Nov 2019

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

65 Lake View Crescent St Leonards VIC 3223	\$670,000	16-May-19
11 Annmaree Drive Indented Head VIC 3223	\$649,000	29-Apr-19
15 Beachside Crescent Indented Head VIC 3223	\$560,000	25-Mar-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: 21 December 2019



**65 Lake View Crescent St Leonards VIC 3223**

Sold Price

**\$670,000**

Sold Date

**16-May-19**

 4  2  4

Distance

**0.37km**



**11 Annmaree Drive Indented Head VIC 3223**

Sold Price

**\$649,000**

Sold Date

**29-Apr-19**

 4  2  2

Distance

**3.29km**



**15 Beachside Crescent Indented Head VIC 3223**

Sold Price

**\$560,000**

Sold Date

**25-Mar-19**

 4  2  2

Distance

**3.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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