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	14 Margaret Street, St Leonards Vic 3223

Indicative selling price

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

Range between $850,000 & $920,000

Median sale price

Median price $840,000 Property Type House Suburb St Leonards

Period - From 01/07/2022 to 30/06/2023 Source REIV

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	2 Phillip Ct ST LEONARDS 3223	$865,000	11/07/2023
2	32 Horne Av ST LEONARDS 3223	$850,000	23/02/2023
3	7 Margaret St ST LEONARDS 3223	$848,000	21/02/2023

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: 21/09/2023 09:56

14 Margaret Street, St Leonards Vic 3223



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Property Type: Land
Land Size: 914 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $920,000
Median House Price
Year ending June 2023: $840,000

Comparable Properties

2 Phillip Ct ST LEONARDS 3223 (VG)

2 - -

Price: $865,000
Method: Sale
Date: 11/07/2023
Property Type: House (Res)
Land Size: 1015 sqm approx

Agent Comments



32 Horne Av ST LEONARDS 3223 (REI/VG)

3 2 2

Price: $850,000
Method: Private Sale
Date: 23/02/2023
Property Type: House
Land Size: 534 sqm approx

Agent Comments



7 Margaret St ST LEONARDS 3223 (REI/VG)

3 1 2

Price: $848,000
Method: Private Sale
Date: 21/02/2023
Property Type: House
Land Size: 853 sqm approx

Agent Comments

Account - RT Edgar | P: 03 5255 4099 | F: 03 5255 4326

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