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	76 Black Swan Drive, St Leonards Vic 3223

Indicative selling price

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

Range between $675,000 & $725,000

Median sale price

Median price $745,000 Property Type House Suburb St Leonards

Period - From 01/10/2023 to 30/09/2024 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.

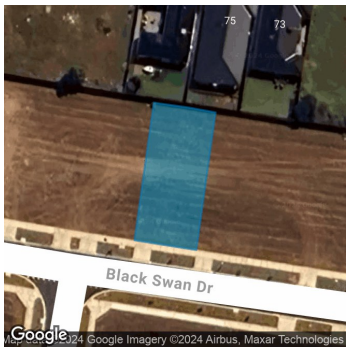
	Address of comparable property	Price	Date of sale
1	45 Reardon Cr ST LEONARDS 3223	$727,000	02/10/2024
2	27 Georgina Av ST LEONARDS 3223	$705,000	23/09/2024
3	61 Miranda Cr ST LEONARDS 3223	$715,000	16/08/2024

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: 22/10/2024 17:06

76 Black Swan Drive, St Leonards Vic 3223



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Property Type:
Agent Comments

Indicative Selling Price
$675,000 - $725,000
Median House Price
Year ending September 2024: $745,000

Comparable Properties



45 Reardon Cr ST LEONARDS 3223 (REI)

4 2 2

Agent Comments

Price: $727,000
Method: Private Sale
Date: 02/10/2024
Property Type: House
Land Size: 420 sqm approx



27 Georgina Av ST LEONARDS 3223 (REI)

4 2 2

Agent Comments

Price: $705,000
Method: Private Sale
Date: 23/09/2024
Property Type: House
Land Size: 402 sqm approx



61 Miranda Cr ST LEONARDS 3223 (REI/VG)

4 2 2

Agent Comments

Price: $715,000
Method: Private Sale
Date: 16/08/2024
Property Type: House (Res)
Land Size: 477 sqm approx

Account - Fletchers | P: 5258 2833

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