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<br>Including suburb or locality and postcode | 82 Black Swan Drive, St Leonards Vic 3223 |

## Indicative selling price

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

Range between $650,000 & $700,000

## 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 | 28 Duchess Dr ST LEONARDS 3223 | $690,000 | 04/10/2024 |
| 2 | 46 Countess Dr ST LEONARDS 3223 | $667,500 | 24/06/2024 |
| 3 | 19 Gallant Rd ST LEONARDS 3223 | $665,000 | 26/03/2024 |

**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 17:01

# 82 Black Swan Drive, St Leonards Vic 3223




- -

**Property Type:**
Agent Comments

**Indicative Selling Price**
$650,000 - $700,000
**Median House Price**
Year ending September 2024: $745,000

## Comparable Properties



**28 Duchess Dr ST LEONARDS 3223 (REI)**

4 2 2

Agent Comments

**Price:** $690,000
**Method:** Private Sale
**Date:** 04/10/2024
**Property Type:** House
**Land Size:** 400 sqm approx



**46 Countess Dr ST LEONARDS 3223 (REI/VG)**

4 2 2

Agent Comments

**Price:** $667,500
**Method:** Private Sale
**Date:** 24/06/2024
**Property Type:** House (Res)
**Land Size:** 410 sqm approx



**19 Gallant Rd ST LEONARDS 3223 (REI/VG)**

4 2 2

Agent Comments

**Price:** $665,000
**Method:** Private Sale
**Date:** 26/03/2024
**Property Type:** House
**Land Size:** 448 sqm approx

**Account** - Fletchers | P: 5258 2833

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