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	46 Wattlehill Grove, St Leonards Vic 3223

Indicative selling price

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

Range between $660,000 & $695,000

Median sale price

Median price $750,000 Property Type House Suburb St Leonards

Period - From 01/04/2023 to 31/03/2024 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	32 Seaview Av ST LEONARDS 3223	$720,000	26/09/2023
2	159 Bluff Rd ST LEONARDS 3223	$680,000	16/01/2024
3	429 Ibbotson St ST LEONARDS 3223	$680,000	04/09/2023

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: 24/06/2024 16:35

46 Wattlehill Grove, St Leonards Vic 3223



3 1 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$660,000 - $695,000
Median House Price
Year ending March 2024: $750,000

Comparable Properties



32 Seaview Av ST LEONARDS 3223 (REI/VG)

3 2 1

Price: $720,000
Method: Private Sale
Date: 26/09/2023
Property Type: House
Land Size: 676 sqm approx

Agent Comments



159 Bluff Rd ST LEONARDS 3223 (REI/VG)

3 1 4

Price: $680,000
Method: Private Sale
Date: 16/01/2024
Property Type: House (Res)
Land Size: 817 sqm approx

Agent Comments



429 Ibbotson St ST LEONARDS 3223 (REI/VG)

3 1 1

Price: $680,000
Method: Private Sale
Date: 04/09/2023
Property Type: House
Land Size: 664 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

REIV THE DIFFERENCE | propertydata.com.au

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.