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	4 Wave Street, St Leonards Vic 3223

Indicative selling price

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

Single price: $800,000

Median sale price

Median price: $742,500 Property Type: House Suburb: St Leonards

Period - From: 01/07/2023 to: 30/06/2024 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	2/25 Turnberry Cl ST LEONARDS 3223	$787,000	30/09/2024
2	1 Bartail Way ST LEONARDS 3223	$810,000	29/08/2024
3	12 Palace Rd ST LEONARDS 3223	$845,000	15/08/2024

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: 05/10/2024 17:12

4 Wave Street, St Leonards Vic 3223



4 2 2

Property Type: House
Land Size: 529 sqm approx

Agent Comments

Indicative Selling Price
$800,000
Median House Price
Year ending June 2024: $742,500

Comparable Properties



2/25 Turnberry Cl ST LEONARDS 3223 (REI)

4 2 2

Price: $787,000
Method: Private Sale
Date: 30/09/2024
Property Type: House
Land Size: 226 sqm approx

Agent Comments

1 Bartail Way ST LEONARDS 3223 (VG)

3 - -

Price: $810,000
Method: Sale
Date: 29/08/2024
Property Type: House (Res)
Land Size: 507 sqm approx

Agent Comments



12 Palace Rd ST LEONARDS 3223 (REI)

4 2 2

Price: $845,000
Method: Private Sale
Date: 15/08/2024
Property Type: House
Land Size: 559 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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