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	6 Wave Street, St Leonards Vic 3223

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

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

Period - From 01/07/2024 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	46 Wattlehill Gr ST LEONARDS 3223	$670,000	27/09/2024
2	12 Chaffey Ct ST LEONARDS 3223	$690,000	17/09/2024
3	27 Salt Water Dr ST LEONARDS 3223	$655,000	21/05/2024

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: 22/11/2024 16:03

6 Wave Street, St Leonards Vic 3223



3 2 2

Property Type: Strata Unit/Flat
Land Size: 529 sqm approx

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median House Price
September quarter 2024: $750,000

Comparable Properties



46 Wattlehill Gr ST LEONARDS 3223 (REI)

3 1 2

Price: $670,000
Method: Private Sale
Date: 27/09/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



12 Chaffey Ct ST LEONARDS 3223 (REI)

3 2 2

Price: $690,000
Method: Private Sale
Date: 17/09/2024
Property Type: House
Land Size: 676 sqm approx

Agent Comments



27 Salt Water Dr ST LEONARDS 3223 (REI/VG)

3 2 2

Price: $655,000
Method: Private Sale
Date: 21/05/2024
Property Type: House
Land Size: 468 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 5222 7325

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