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	13 Coatsworth Avenue, St Leonards Vic 3223

Indicative selling price

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

Range between $575,000 & $630,000

Median sale price

Median price $720,000 Property Type House Suburb St Leonards

Period - From 01/01/2024 to 31/12/2024 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	35 Lake View Cr ST LEONARDS 3223	$600,000	22/09/2024
2	28 Coatsworth Av ST LEONARDS 3223	$590,000	12/09/2024
3	33 Mouchemore Av ST LEONARDS 3223	$605,000	16/02/2024

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: 21/01/2025 09:25

13 Coatsworth Avenue, St Leonards Vic 3223



Property Type:
Agent Comments

Indicative Selling Price
$575,000 - $630,000
Median House Price
Year ending December 2024: $720,000

Comparable Properties



35 Lake View Cr ST LEONARDS 3223 (REI/VG)

2 1 3

Price: $600,000
Method: Private Sale
Date: 22/09/2024
Property Type: House
Land Size: 786 sqm approx

Agent Comments



28 Coatsworth Av ST LEONARDS 3223 (REI/VG)

2 1 2

Price: $590,000
Method: Private Sale
Date: 12/09/2024
Property Type: House
Land Size: 735 sqm approx

Agent Comments



33 Mouchemore Av ST LEONARDS 3223 (REI/VG)

2 1 3

Price: $605,000
Method: Private Sale
Date: 16/02/2024
Property Type: House
Land Size: 736 sqm approx

Agent Comments

Account - Fletchers | P: 5258 2833

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