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 and postcode

90 COUNTESS DRIVE ST LEONARDS VIC 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$390,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$340,000	Prop	erty type	Land		Suburb	St Leonards
Period-from	01 May 2024	to	30 Apr 2	2025	Source		Corelogic

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
65-67 GAMBLE WAY ST LEONARDS VIC 3223	\$390,000	11-Sep-24
22 THORNTON AVENUE ST LEONARDS VIC 3223	\$390,000	24-Oct-24
37 BIRDWOOD DRIVE ST LEONARDS VIC 3223	\$402,000	31-Jan-25

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: 06 May 2025





Property Reports M 1300867044 E colin@forsalebyowner.com.au



65-67 GAMBLE WAY ST **LEONARDS VIC 3223**

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Sold Price

\$395,000 Sold Date **11-Sep-24**

0.68km Distance



22 THORNTON AVENUE ST **LEONARDS VIC 3223**

Sold Price

Sold Date 24-Oct-24

Distance 1.27km

COXWELL KERR



37 BIRDWOOD DRIVE ST **LEONARDS VIC 3223**

Sold Price

\$402,000 Sold Date **31-Jan-25**

Distance

2.09km

RS = Recent sale

UN = Undisclosed Sale

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