

**Single residential property located outside the  
Melbourne metropolitan area**Sections 47AF of the *Estate Agents Act 1980***Property offered for sale**Address  
Including suburb or  
locality and postcode

9 Harbour Way, St Leonards, Victoria 3223

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$170,000

**Median sale price**

Median price \$439,250

House x

Suburb  
or locality St Leonards 3223

Period - From 01 July 2016 to 30 June 2017

Source **Comparable property sales**

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
56A Levens Road, St Leonards, VIC 3223	\$147,000	30/03/2016
55 Mainsail Drive, St Leonards, VIC 3223	\$180,000	08/07/2016
15 Jelly Junction, St Leonards, VIC 3223	\$150,000	18/05/2016