

Statement of Information

Sections 47AF of the Estate Agents Act 1980

**34 Cormorant Drive,
ST LEONARDS 3223**

Indicative selling price

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

Range \$559,000 - \$609,000

Median sale price

Median **House** for **ST LEONARDS** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$539,000

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 the most comparable to the property for sale.

10 Bayview Ave,
St Leonards 3223

Price \$615,000 Sold 08
October 2018

13 Ocean Mist Court,
St Leonards 3223

Price \$587,000 Sold 03
September 2018

94 Pearl Bay Passage,
St Leonards 3223

Price \$625,000 Sold 28 June
2018

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.



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