

# 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

43 Wattlehill Grove, 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)

Range between

\$440,000

&

\$460,000

## Median sale price

Median price

\$440,000

House X

Suburb or locality

St Leonards VIC 3223

Period - From

01 Oct 16

to

30 Sep 17

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
38 Edwards Point Road St Leonards, Victoria 3223	\$460,000	23/07/2017
9 Dune Street, St Leonards, Victoria 3223	\$445,000	11/01/2017
18 Swan Parade, St Leonards, Victoria 3223	\$440,000	28/06/2017