

Statement of Information
**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

3 St Leonards Parade, St Leonards, Victoria 3223

Indicative selling price

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

Range between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$182,500

*House

X

*Unit

Suburb
or locality

St Leonards

Period - From

1st June 2016

to

30th July 2017

Source

PriceFinder (Domain)

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 31 Bluff Road, St Leonards 3223	\$510,000	25/5/16
2 47 Ward Street, St Leonards 3223	\$400,000	2/1/17
3 43 Glenrana Drive, Indented Head 3223	\$435,000	30/1/17