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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

2 Palace Road St Leonards VIC 3223

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## Indicative Selling Price

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

Range between \$195,000 & \$210,000











## Median Sale Price

\$209,500 Lands in St Leonards between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## 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.

	<b>12 Palace Road St Leonards VIC 3223</b>	Sold Price	<b>\$210,000</b>	Sold Date	<b>27-Mar-18</b>
	 4  2  2			Distance	<b>0.09km</b>
	<b>22 Felix Street St Leonards VIC 3223</b>	Sold Price	<b>\$209,500</b>	Sold Date	<b>10-May-18</b>
	 4  2  -			Distance	<b>0.16km</b>
	<b>27 Duchess Drive St Leonards VIC 3223</b>	Sold Price	<b>\$192,500</b>	Sold Date	<b>28-May-18</b>
	 -  -  -			Distance	<b>0.2km</b>

RS = Recent sale

UN = Undisclosed Sale

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