# 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

Lot 103 Findlay Avenue, St Leonards, Victoria 3223

## Indicative selling price

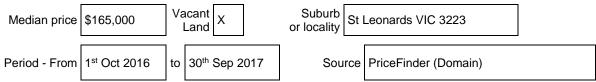
locality and postcode

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

Single price \$184,950

#### Median sale price

(\*Delete house or unit as applicable)



## **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
Lot 86 Kabiri Terrace, St Leonards 3223	\$184,950	20/10/2017
Lot 88 Kabiri Terrace, St Leonards 3223	\$164,950	23/10/2017
Lot 94 Kabiri Terrace, St Leonards 3223	\$172,950	07/10/2017

