

# 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

11 Pardolote Crescent, 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

\$485,000

&

\$515,000

## Median sale price

Median price

\$443,000

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
26 Harbour Way, St Leonards, Victoria 3223	\$492,500	13/01/2017
85 Pearl Bay Passage, St Leonards, Victoria 3223	\$487,000	25/06/2016
83 Pearl Bay Passage, St Leonards, Victoria 3223	\$480,000	06/04/2017