1 nevillerichards

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

o or 11 Pardolote Crescent, St Leonards, Victoria 3223

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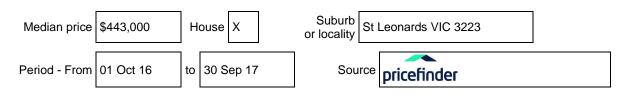
Indicative selling price

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

Range between \$485,000

\$515,000

Median sale price



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

