

# 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

411 Ibbotson Street, 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

\$390,000

&

\$420,000

## Median sale price

Median price

\$460,000

House

x

Suburb  
or locality

St Leonards VIC 3223

Period - From

01 Jan 17

to

31 Dec 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
430 Ibbotson Street, St Leonards, Victoria 3223	\$390,000	12/08/2017
17 Henty Road, St Leonards, Victoria 3223	\$385,000	28/05/2017
5 Centreway Road, St Leonards, Victoria 3223	\$400,000	13/11/2017