

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

Lot 107 Findlay Avenue, St Leonards, Victoria 3223

Indicative selling price

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

Single price \$174,950

Median sale price

(*Delete house or unit as applicable)

Median price \$165,000

Vacant
Land X

Suburb
or locality St Leonards VIC 3223

Period - From 1st Oct 2016 to 30th Sep 2017

Source PriceFinder (Domain)

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 |