

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1257 Murradoc Road, ST LEONARDS 3223

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

## Range \$579,000 - \$619,000

### Median sale price

Median **House** for **ST LEONARDS** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

## \$487,500

### 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 the most comparable to the property for sale.

**1360 Murradoc Road,**  
St Leonards 3223

Price **\$600,000** Sold 08 May 2017

**36 Blanche St,**  
St Leonards 3223

Price **\$591,000** Sold 14 July 2018

**40 Mouchemore Ave,**  
St Leonards 3223

Price **\$595,000** Sold 05 June 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



2 baths



4 parking

**Team 3220 Pty Ltd t/as  
Hayeswinckle Agent**

2/318 Pakington Street,  
Newtown VIC 3220

### Contact agents



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