

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

32 Mouchemore Avenue, St Leonards, Victoria 3223

Indicative selling price

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

Range between

\$345,000

&

\$365,000

Median sale price

Median price

\$435,000

House

x

Suburb
or locality

St Leonards 3223

Period - From

Apr '16

to

Mar '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
15 Wattletree Avenue, St Leonards, Victoria 3223	\$360,000	21/12/2016
25 Coatsworth Avenue, St Leonards, Victoria 3223	\$355,000	03/12/2016
14 Flinders Road, St Leonards, Victoria 3223	\$355,000	09/08/2016