



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**21 Two Bays Drive,
ST LEONARDS 3223**

House



4 beds



2 baths



2 parking

Indicative selling price

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

Range \$669,000 - \$719,000

Median sale price

Median **House** for **ST LEONARDS** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

\$540,000

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.

19 Two Bays Drive,
St Leonards 3223

Price \$730,000 Sold 04
December 2017

3 Pearl Bay Passage,
St Leonards 3223

Price \$700,000 Sold 08 June
2017

8 Anchor Crt,
St Leonards 3223

Price \$730,000 Sold 23
January 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.

**Team 3216 Pty Ltd t/as
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