

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 2, 21 Cliff 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)

Single price \$425,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$180,000

\*Land ☒

Suburb  
or locality St Leonards

Period - From 1<sup>st</sup> July 2016 to 30<sup>th</sup> June 2017

Source 

**Comparable property sales (\*Delete A or B below as applicable)**

A\* 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
1 47 Ward Street, St Leonards 3223	\$400,000	2/1/17
2 51 Ward Street, St Leonards 3223	\$390,000	9/5/16
3 9 Dossetor Road, St Leonards 3223	\$420,000	11/3/17