

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

20 Flinders Road, St Leonards Victoria 3223

Indicative selling price

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

Single price \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$434,000

*House ☒

*Unit ☐

Suburb
or locality St Leonards

Period - From April 2016

to March 2017

Source PriceFinder (Domain)

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 5 Narvik Avenue, St Leonards 3223	\$440,000	15/5/17
2 40 Bayside Avenue, St Leonards 3223	\$455,000	4/5/16
3 9 Dune Street, St Leonards 3223	\$445,000	11/1/17