

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 38 Laura Lane, St Leonards, Victoria 3223

Indicative selling price

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

Single price \$144,950

Median sale price

(*Delete house or unit as applicable)

Median price \$190,000

*House ☒

*Unit ☐

Suburb
or locality St Leonards

Period - From 1st July 2016

to 30th June 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 Lot 6 Miranda Crescent, St Leonards 3223	\$144,950	18/7/17
2 Lot 7 Miranda Crescent, St Leonards 3223	\$144,950	13/6/17
3 Lot 21 Miranda Crescent, St Leonards 3223	\$144,950	19/6/17