

# 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

49 Blanche Street, St Leonards, Victoria 3223
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$765,000
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### Median sale price

(\*Delete house or unit as applicable)

Median price	\$435,000	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb or locality	St Leonards
Period - From	1 <sup>st</sup> October 2016	to	30 <sup>th</sup> September 2017	Source	pricefinder		

### 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 25 Manning Street, St Leonards 3223	\$758,000	5/10/16
2 39 Dudley Parade, St Leonards 3223	\$730,000	21/6/17
3 6 Pearl Bay Passage, St Leonards 3223	\$700,000	6/5/17