

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1315 MURRADOC ROAD, ST LEONARDS,**  **3**  **1**  **1**

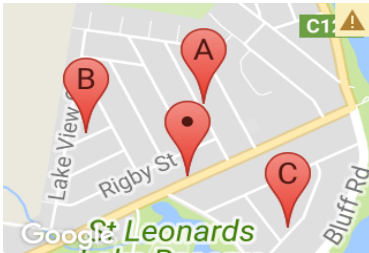
### Indicative Selling Price

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

**Price Range: \$395,000 to \$425,000**

Provided by: Greg Campbell, Neville Richards

## MEDIAN SALE PRICE



**ST LEONARDS, VIC, 3223**

Suburb Median Sale Price (House)

**\$469,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**23 COATSWORTH AVE, ST LEONARDS, VIC**  **3**  **1**  **2**

Sale Price

**\$390,000**

Sale Date: 04/03/2017

Distance from Property: 263m



**6 DUNSTAN ST, ST LEONARDS, VIC 3223**  **3**  **1**  **2**

Sale Price

**\$420,000**

Sale Date: 20/11/2017

Distance from Property: 362m



**20 ST LEONARDS PDE, ST LEONARDS, VIC**  **3**  **1**  **2**

Sale Price

**\$410,000**

Sale Date: 09/01/2018

Distance from Property: 375m



This report has been compiled on 01/03/2018 by Neville Richards Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 and  
postcode

1315 MURRADOE ROAD, ST LEONARDS, VIC 3223

Indicative selling price

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

Price Range:

\$395,000 to \$425,000

Median sale price

Median price

\$469,000

House

X

Unit


Suburb

ST LEONARDS

Period

01 January 2017 to 31 December 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
23 COATSWORTH AVE, ST LEONARDS, VIC 3223	\$390,000	04/03/2017
6 DUNSTAN ST, ST LEONARDS, VIC 3223	\$420,000	20/11/2017
20 ST LEONARDS PDE, ST LEONARDS, VIC 3223	\$410,000	09/01/2018