

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 ANCHOR COURT, ST LEONARDS, VIC

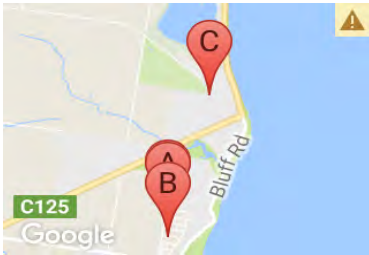
4 2 2

Indicative Selling Price

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

Price Range: \$720,000 to \$760,000

MEDIAN SALE PRICE



ST LEONARDS, VIC, 3223

Suburb Median Sale Price (House)

\$560,000

01 January 2018 to 31 March 2018

Provided by: pricefinder

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.



8 ANCHOR CRT, ST LEONARDS, VIC 3223

4 2 2

Sale Price

***\$730,000**

Sale Date: 15/02/2018

Distance from Property: 31m



19 TWO BAYS DR, ST LEONARDS, VIC 3223

4 2 3

Sale Price

\$730,000

Sale Date: 04/12/2017

Distance from Property: 305m



49 BLANCHE ST, ST LEONARDS, VIC 3223

4 2 2

Sale Price

\$730,000

Sale Date: 04/11/2017

Distance from Property: 1.8km



This report has been compiled on 22/04/2018 by Villarosa Real Estate. Property Data Solutions Pty Ltd 2018 - 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

2 ANCHOR COURT, ST LEONARDS, VIC 3223

Indicative selling price

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

Price Range:

\$720,000 to \$760,000

Median sale price

Median price

\$560,000

House

X

Unit


Suburb

ST LEONARDS

Period

01 January 2018 to 31 March 2018

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
8 ANCHOR CRT, ST LEONARDS, VIC 3223	*\$730,000	15/02/2018
19 TWO BAYS DR, ST LEONARDS, VIC 3223	\$730,000	04/12/2017
49 BLANCHE ST, ST LEONARDS, VIC 3223	\$730,000	04/11/2017