

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 590 Seachange Estate, St Leonards, Victoria 3223

Indicative selling price

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

Single price \$264,950

Median sale price

Median price \$170,000

Land X

Suburb
or locality St Leonards VIC 3223

Period - From June 2017 to May 2018

Source CoreLogic RP Data

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
Lot 180 Seachange Estate, St Leonards, Victoria 3223	\$269,950	07/02/2018
Lot 637 Seachange Estate, St Leonards, Victoria 3223	\$269,950	26/05/2018
Lot 536 Seachange Estate, St Leonards, Victoria 3223	\$264,950	04/06/2018