

# 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 32 Miranda Crescent, St Leonards, Victoria 3223

### Indicative selling price

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

Single price \$179,950

### Median sale price

(\*Delete house or unit as applicable)

Median price \$190,000

\*House ☒

\*Unit ☐

Suburb  
or locality St Leonards

Period - From 1<sup>st</sup> July 2016 to 30<sup>th</sup> 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 16 Miranda Crescent, St Leonards 3223  | \$184,950 | 10/7/17      |
| 2 Lot 149 Monahan Drive, St Leonards 3223    | \$184,950 | 22/6/17      |
| 3 Lot 153 Miranda Crescent, St Leonards 3223 | \$184,950 | 10/7/17      |