## **1** nevillerichards

# Statement of Information Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Lot 542 Seachange Estate, St Leonards, Vic 3223

### Property offered for sale

Address

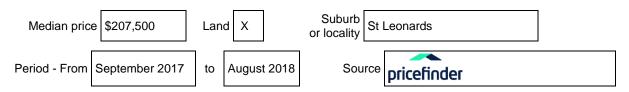
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$289,950

#### Median sale price



#### **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 585 Seachange Estate, St Leonards	\$279,950	25/06/2018
Lot 634 Seachange Estate, St Leonards	\$259,950	04/07/2018
Lot 648 Seachange Estate, St Leonards	\$289,950	21/06/2018

