# **1** nevillerichards

## 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 53 Bluff Road, St Leonards, Victoria 3223 locality and postcode

&

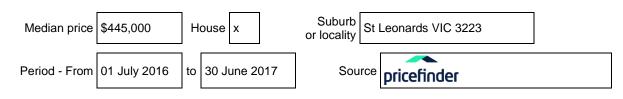
### Indicative selling price

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

Range between \$800,000

\$850,000

### 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
48 Bluff Road, St Leonards, Victoria 3223	\$810,000	18/02/2017
31 Bluff Road, St Leonards, Victoria 3223	\$765,000	15/07/2016
294 The Esplanade, Indented Head, Victoria 3223	\$870,000	21/01/2017

