

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5 St Leonards Road Selby VIC 3159

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,500

Property type

House

Suburb

Selby

Period-from

01 Feb 2020

to

31 Jan 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

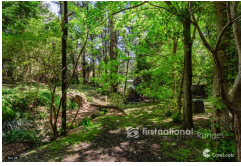
Date of sale

25 James Street Selby VIC 3159	\$791,000	30-Oct-20

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 25 February 2021



25 James Street Selby VIC 3159

Sold Price

**\$791,000**

Sold Date

**30-Oct-20**



3



3



3

Distance

**0.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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