

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

44 Leviens Road, St Leonards, Victoria

Indicative selling price

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

Single price \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$440,000

*House ☒

*Unit ☐

Suburb
or locality St Leonards

Period - From 1st October
2016

to 30th September
2017

Source



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 42A Leviens Road, St Leonards 3223	\$585,000	17/11/17
2 18 Gilbert Street, St Leonards 3223	\$600,000	30/9/16
3 14 Seacrest Walk, St Leonards	\$583,750	1/2/17