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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

54 Lake View Crescent St Leonards VIC 3223

 3  1  4

## Indicative Selling Price

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

Range between \$450,000 & \$495,000

## Median Sale Price




\$566,000 Houses in St Leonards between 01 May 2018 - 30 Apr 2019

Source: CoreLogic




## 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.






<b>72 Lake View Crescent St Leonards VIC 3223</b>	Sold Price	<b>\$466,000</b>	Sold Date	<b>09-May-18</b>
 3  1  2			Distance	<b>0.17km</b>



<b>22 Rigby Street St Leonards VIC 3223</b>	Sold Price	<b>\$450,000</b>	Sold Date	<b>15-Nov-18</b>
 3  1  2			Distance	<b>0.26km</b>



<b>20 Mouchemore Avenue St Leonards VIC 3223</b>	Sold Price	<b>\$427,500</b>	Sold Date	<b>14-May-19</b>
 3  1  2			Distance	<b>0.39km</b>

RS = Recent sale

UN = Undisclosed Sale

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