

Single residential property located outside the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or locality and postcode

3 Doongara Avenue, St Leonards VIC 3223

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$420,000 & \$450,000

Median sale price

Median price \$244,950 Property type Land Suburb St Leonards

Period - From 01 Jun 2020 to 31 May 2021 Source Corelogic

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. 18 Calk Terrace, St Leonards VIC 3223	\$463,000	28-Jun-21
2. 5 Gibson Grove, St Leonards VIC 3223	\$460,000	26-Nov-20
3. 11 Miranda Crescent, St Leonards VIC 3223	\$365,000	02-Jul-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 03 May 2021