# **1** nevillerichards

## Statement of Information Single residential property located outside the Melbourne metropolitan area

#### Sections 47AF of the Estate Agents Act 1980



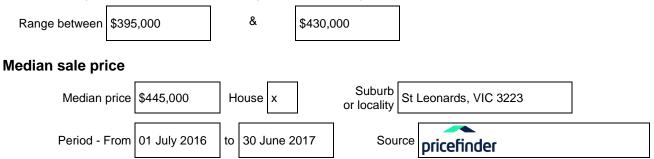
#### Property offered for sale

Address Including suburb or locality and postcode

o or 36 Bayside Avenue, St Leonards, Victoria 3223

### Indicative selling price

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



#### **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
24 Seaview Avenue, St Leonards, Victoria 3223	\$410,000	21/04/2017
93 Leviens Road, St Leonards, Victoria 3223	\$405,000	04/11/2017
27 Gilbert Street, St Leonards, Victoria 3223	\$400,000	19/06/2016

