

# 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

Lot 553 Seachange Estate, St Leonards, Vic 3223

## Indicative selling price

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

Single price

\$199,950

## Median sale price

Median price

\$207,500

Land

X

Suburb  
or locality

St Leonards

Period - From

September 2017

to

August 2018

Source



## 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
Lot 629 Seachange Estate, St Leonards	\$199,950	01/07/2018
Lot 646 Seachange Estate, St Leonards	\$204,950	03/07/2018
Lot 647 Seachange Estate, St Leonards	\$204,950	03/07/2018