

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 and
postcode

5 COLE STREET, ST LEONARDS, VIC 3223

Indicative selling price

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

Single Price:

\$399,000

Median sale price

Median price

\$469,000

House

X

Unit

Suburb

ST LEONARDS

Period

01 January 2017 to 31 December
2017

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
17 TRILBY AVE, ST LEONARDS, VIC 3223	*\$372,000	20/01/2018
9 HORNE AVE, ST LEONARDS, VIC 3223	\$400,000	17/11/2017
17 RIGBY ST, ST LEONARDS, VIC 3223	\$486,000	05/10/2017