

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

133 Bluff Road, St Leonards, Victoria 3223

Indicative selling price

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

Single price

\$535,000

Median sale price

Median price

\$440,000

House

X

Suburb
or locality

St Leonards VIC 3223

Period - From

01 Oct 16

To

30 Sep 17

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
37 Cliff Street, St Leonards, Victoria 3223	\$511,000	16/10/2017
27 St Leonards Parade, St Leonards, Victoria 3223	\$490,000	06/02/2017
33 St Leonards Parade, St Leonards, Victoria 3223	\$475,000	25/11/2016