

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

40 Cliff Street, St Leonards, Victoria 3223

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$472,000

House

x

Suburb
or locality

St Leonards, VIC 3223

Period - From

01 July 2016

to

30 June 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
12 Ocean Mist Court, St Leonards, Victoria 3223	\$630,500	02/08/2016
4 Henry Crescent, St Leonards, Victoria 3223	\$622,500	14/07/2016
15 Wattlehill Grove, St Leonards, Victoria 3223	\$610,000	12/04/2016