

# 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

12 Flinders Road, St Leonards, Victoria 3223

## Indicative selling price

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

Single price

\$435,000

## Median sale price

Median price

\$435,000

House

x

Suburb  
or locality

St Leonards VIC 3223

Period - From

01 October 16

to

30 September 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
11 Chaffey Court, St Leonards, Victoria 3223	\$428,000	21/08/2017
17 Horne Avenue, St Leonards, Victoria 3223	\$410,000	18/03/2017
430 Ibbotson Street, St Leonards, Victoria 3223	\$390,000	12/08/2017