

# 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 or locality and postcode

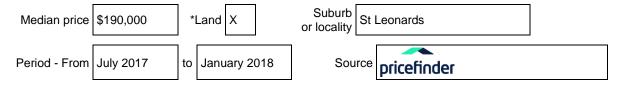
Including suburb or Lot 111 Findlay Avenue, St Leonards, Vic, 3223

### Indicative selling price

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

Single price \$194,950

### Median sale price



#### 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.

Price

#### Address of comparable property

1 Lot 115 Findlay Avenue, St Leonards Vic 3223	\$197,950	25/11/2017
2 Lot 164 Palm View Boulevard, St Leonards, Vic 3223	\$197,950	25/11/2017
3 Lot 261 Palm View Boulevard, St Leonards, Vic 3223	\$199,950	21/12/2017



Date of sale