

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

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

Median price

\$190,000

*Land

X

Suburb
or locality

St Leonards

Period - From

July 2017

to

January 2018

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
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