

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

5 Wave Street, St Leonards, Victoria 3223

Indicative selling price

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

Range between

\$530,000

&

\$580,000

Median sale price

Median price

\$435,000

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
5 Marina Road, St Leonards, Victoria 3223	\$575,000	16/03/2016
102 Pearl Bay Passage, St Leonards, Victoria 3223	\$537,500	07/04/2016
25 Salt Water Drive, St Leonards, Victoria 3223	\$535,000	11/05/2017