

## 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

13 Halyard Terrace, 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) (\*Delete single price or range as applicable)

Range between

\$450,000

&

\$469,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$434,000

\*House

X

\*Unit

Suburb  
or locality

St Leonards

Period - From

March 2016

to

April 2017

Source

PriceFinder (Domain)

### Comparable property sales (\*Delete A or B below as applicable)

A\* 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 32 Mainsail Drive, St Leonards, Victoria 3223	\$480,000	20/7/16
2 9 Dune Street, St Leonards, Victoria 3223	\$445,000	11/1/17
3 8 Jelly Junction, St Leonards, Victoria 3223	\$475,000	4/2/17