

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

7 Tess Court, St Leonards, Victoria 3223

Indicative selling price

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

Single price \$615,000

Median sale price

(*Delete house or unit as applicable)

Median price \$435,000

*House X

*Unit

Suburb
or locality St Leonards

Period - From 1st October 2016 to 30th September 2017

Source



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 23 Two Bays Drive, St Leonards 3223	\$570,000	16/11/16
2 12 Two Bays Drive, St Leonards 3223	\$600,000	2/9/17
3 27 McLeod Street, St Leonards 3223	\$620,000	3/5/16