

# 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 235 Palm View Boulevard, St Leonards, VIC, 3223

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$209,950

## Median sale price

Median price

\$190,000

Land

X

Suburb  
or locality

St Leonards VIC 3223

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 53 Miller Way, St Leonards, Vic, 3223	\$222,950	24/07/2017
2 Lot 51 Miller Way, St Leonards, Vic, 3223	\$219,950	21/08/2017
3 Lot 50 Miller Way, St Leonards, Vic, 3223	\$229,950	20/09/2017