

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

2/31 Bayside Avenue, St Leonards, Victoria 3223

Indicative selling price

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

Range between

\$440,000

&

\$475,000

Median sale price

Median price

\$469,000

*House

X

*Unit

Suburb
or locality

St Leonards

Period - From

1st July 2016

to

30th June 2017

Source

 pricefinder

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 20 Trewin Street, St Leonards 3223	\$509,000	20/7/16
2 8 Jelly Junction, St Leonards 3223	\$475,000	4/2/17
3 2/26 Bluff Road, St Leonards 3223	\$490,000	14/6/16