

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

14 Ward Street, St Leonards, Victoria 3223

Indicative selling price

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

Range between

\$390,000

&

\$420,000

Median sale price

Median price

\$440,000

House

x

Suburb
or locality

St Leonards VIC 3223

Period - From

01 Oct 2016

to

30 Sep 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
32 Warner Street, Indented Head, Victoria 3223	\$391,000	28/08/2017
430 Ibbotson Street, St Leonards, Victoria 3223	\$390,000	12/08/2017
17 Horne Avenue, St Leonards, Victoria 3223	\$410,000	18/03/2017