

# 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 241 Seachange Estate, 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

\$259,950

## Median sale price

Median price

\$188,500

Land

X

Suburb  
or locality

St Leonards, VIC 3223

Period - From

01 Mar 2018

to

28 Feb 2019

Source

Core Logic RP Data

## 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
Lot 180 Seachange Estate, St Leonards	\$269,950	07/02/2018
Lot 404 Seachange Estate, St Leonards	\$269,950	12/03/2019
Lot 637 Seachange Estate, St Leonards	\$269,950	04/06/2018