

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

Lot 65 Miller Way, St Leonards, Victoria 3223

Indicative selling price

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

Single price \$199,950

Median sale price

(*Delete house or unit as applicable)

Median price \$190,000

*House ☒

*Unit ☐

Suburb
or locality St Leonards

Period - From 1st July 2016 to 30th June 2017

Source PriceFinder (Domain)

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 Lot 16 Miranda Crescent, St Leonards 3223	\$184,950	10/7/17
2 Lot 149 Monahan Drive, St Leonards 3223	\$184,950	22/6/17
3 Lot 153 Miranda Crescent, St Leonards 3223	\$184,950	10/7/17