

# 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

10 Rhonda Avenue, 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)

Range between

\$490,000

&

\$520,000

## Median sale price

Median price

\$434,000

House x

Suburb  
or locality

St Leonards 3223

Period - From

01 April 2016

to

31 March 2017

Source



## Comparable property sales

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
5 Mainsail Drive, St Leonards	\$495,000	05/09/2016
75 Cliff Street, St Leonards, VIC 3223	\$520,000	13/09/2016
3 Martinsen Street, St Leonards, VIC 3223	\$500,000	27/03/2016