

# 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

Unit 1, 5 Wattletree Avenue, St Leonards, Victoria 3223

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$349,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$310,000

\*House ☐

\*Unit ☒

Suburb  
or locality St Leonards

Period - From 1<sup>st</sup> June 2016 to 30<sup>th</sup> July 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 2/464 The Esplanade, St Leonards, 3223	\$342,500	18/7/16
2 3/12 Ward Street, St Leonards 3223	\$330,000	10/4/17
3 1/37 Wattlehill Grove, St Leonards 3223	\$320,000	18/10/16