

Statement of Information  
**Single residential property located outside the  
Melbourne metropolitan area**

Section 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb or  
locality and postcode

Lot 306 Seachange Estate, St Leonards, VIC 3223
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price 

\$199,950
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 or range between 

\$*
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 & 

\$
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**Median sale price**

Median price 

\$250,000
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 Property type 

LAND
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 Suburb 

St Leonards
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Period - From 

01 Sep 2018
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 to 

31 Aug 2019
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 Source 

Corelogic
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**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.~~

<del>Address of comparable property</del>	<del>Price</del>	<del>Date of sale</del>
1	\$	
2	\$	
3	\$	

OR

~~B\* — The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 

01 October 2019
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