# 11 nevillerichards

# Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980



## Property offered for sale

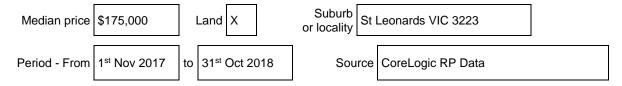
Address Including suburb or locality and postcode Lot 569 Seachange Estate, St Leonards, Victoria 3223

### Indicative selling price

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

Single price \$239,950

#### Median sale price



#### 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 563 Seachange Estate, St Leonards, Victoria 3223 | \$239,950 | 3/07/2018    |
| Lot 567 Seachange Estate, St Leonards, Victoria 3223 | \$239,950 | 13/09/2018   |
| Lot 643 Seachange Estate, St Leonards, Victoria 3223 | \$239,950 | 29/10/2018   |

