

Single residential property located outside the Melbourne metropolitan areaSection 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or locality and postcode

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$* & \$

Median sale price

Median price Property type Suburb
 Period - From to Source

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 4 Fitzwalter Street, St Leonards, VIC 3223	\$ 219,950	2/4/19
2 71 Kane Drive, St Leonards, VIC 3223	\$ 214,950	2/4/19
3 10 Georgina Avenue, St Leonards, VIC 3223	\$ 214,950	21/4/20

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: