

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

14 Manning Street, St Leonards, Victoria 3223

Indicative selling price

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

Single price

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$443,000

*House

X

*Unit

Suburb or locality

St Leonards

Period - From

1st October 2016

to

30th September 2017

Source

pricefinder

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 Dudley Parade, St Leonards 3223	\$725,000	17/9/17
2 39 Dudley Parade, St Leonards 3223	\$730,000	21/6/17
3 29 St Leonards Parade, St Leonards 3223	\$635,000	27/8/17