

## 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 3 Bosca Lane, 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) (\*Delete single price or range as applicable)

Single price \$145,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$183,500

\*House

\*Unit

Suburb  
or locality St Leonards

Period - From March 2016 to April 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 Lot 1 Bosca Lane, St Leonards, Victoria 3223	\$150,000	12.1.17
2 1 Gamble Way, St Leonards, Victoria 3223	\$142,500	26.3.16
3 56 Leviens Road, St Leonards, Victoria 3223	\$147,000	30.3.16