

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

Lot 402, Fitzwalter Way, St Leonards VIC 3223

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

Single price \$264,950

or range between \$*

&

\$

Median sale price

Median price \$229,950

Property type Land

Suburb St Leonards

Period - From 1 May 2019

to

30 Apr 2020

Source CoreLogic

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**

2 Georgina Avenue, St Leonards, VIC 3223	\$257,950	8/2/19
16 Thornton Avenue, St Leonards, VIC 3223	\$255,000	5/9/19
1 Masters Place, St Leonards, VIC 3223	\$270,000	2/9/19

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: 13 May 2020