Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

27 Clyde Avenue St Leonards VIC 3223

Indicative selling price

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

Single Price	or range between	\$495,000	&	\$530,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$565,000	Prop	Property type		House	Suburb	St Leonards
Period-from	01 Nov 2018	to	31 Oct 2	019	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	
6 Ord Street St Leonards VIC 3223	\$540,000	01-May-19	
2 Calk Terrace St Leonards VIC 3223	\$538,000	29-Jun-18	
6 Monaco Avenue St Leonards VIC 3223	\$517,500	21-Feb-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: 26 November 2019

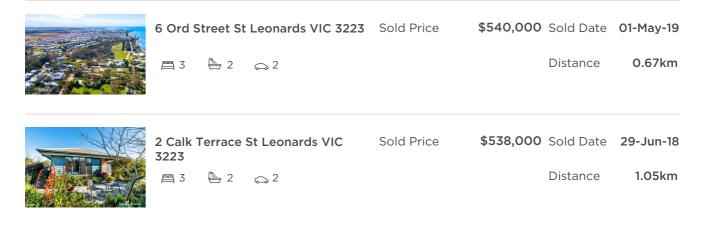


consumer.vic.gov.au



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6 Mona 3223	ico Aver	nue St Leonards VIC	Sold Price	\$517,500	Sold Date	21-Feb-19
昌 3	2 🚔	్ల 2			Distance	1.13km

RS = Recent sale UN = Undisclosed Sale

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