

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

9 Janvrin Road, St Leonards, Victoria 3223

Indicative selling price

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

Range between \$395,000 & \$425,000

Median sale price

(*Delete house or unit as applicable)

Median price \$460,000

House ☒

Suburb or locality St Leonards

Period - From 01 Jan 2017 to 31 Dec 2017

Source

Comparable property sales

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 8 Cormorant Drive, St Leonards 3223	\$429,000	14/2/17
2 18 Edwards Point Road, St Leonards 3223	\$425,000	07/11/2017
3 12 Wave Street	\$375,000	21/09/2017