# **1** nevillerichards

## 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

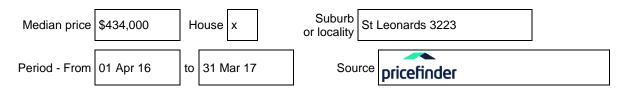
Including suburb or 6 Wattlehill Grove, St Leonards, Victoria 3223 locality and postcode

## Indicative selling price

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

Single price \$515,000

## Median sale price



### **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
75 Cliff Street, St Leonards VIC 3223	\$520,000	13/09/2016
3 Martinsen Street, St Leonards, VIC 3223	\$500,000	27/03/2016
10 First Avenue, St Leonards, VIC 3223	\$515,000	18/03/2016

