

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

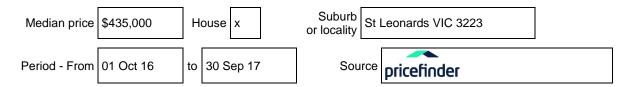
18 Flinders Road, St Leonards, Victoria 3223

Indicative selling price

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

Single price \$480,000

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
20 Flinders Road, St Leonards, Victoria 3223	\$459,000	05/08/2017
4 Cole Street, St Leonards, Victoria 3223	\$477,500	09/06/2016
88 Leviens Road, St Leonards, Victoria 3223	\$465,000	28/07/2016

