

# 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

Unit 1, 10 Rigby Street, St Leonards, Victoria 3223

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$299,000

## Median sale price

Median price

\$330,000

Unit

x

Suburb or locality

St Leonards, VIC 3223

Period - From

1 April '16

to

31 March '17

Source

pricefinder

## 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
1/84 Levens Road, St Leonards, Victoria 3223	\$310,000	11/11/2016
2/1318 Murradoc Road, St Leonards, Victoria 3223	\$270,000	31/03/2016
12/1344 Murradoc Road, St Leonards, Victoria 3223	\$265,000	01/10/2016