

## Statement of Information

Single residential property located outside the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb or  
locality and postcode

27 Salt Water Drive, St. Leonards

### Indicative selling price

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

Single price

or range between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$575,000

\*House

X

\*Unit

Suburb  
or locality

St Leonards

Period - From

April 2018

to

April 2019

Source

RP Data

### Comparable property sales

**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 |
|--------------------------------------|-----------|--------------|
| 1. 45 Pearl Bay Passage, St Leonards | \$530,000 | 26 Feb 2019  |
| 2. 405 Ibbotson Street, St Leonards  | \$510,000 | 26 Mar 2019  |
| 3. 9 Cormorant Drive, St Leonards    | \$500,000 | 12 Nov 2018  |