

Single residential property located outside the Melbourne metropolitan areaSections 47AF of the *Estate Agents Act 1980***Property offered for sale**

Address
Including suburb or locality and postcode

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| 1358 Murradoc Road, St Leonards, Victoria 3223 |
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Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

| | | | |
|-----------------|-----------|---|-----------|
| A range between | \$550,000 | & | \$595,000 |
|-----------------|-----------|---|-----------|

Median sale price

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|--------------|-----------|--------|---|--------------------|------------------|
| Median price | \$434,000 | *House | x | Suburb or locality | St Leonards 3223 |
|--------------|-----------|--------|---|--------------------|------------------|

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|---------------|------------|----|------------|--------|----------------------|
| Period - From | April 2016 | to | March 2017 | Source | PriceFinder (Domain) |
|---------------|------------|----|------------|--------|----------------------|

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.