

# STATEMENT OF INFORMATION

31 HENTY ROAD, ST LEONARDS, VIC 3223

PREPARED BY NEVILLE RICHARDS REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



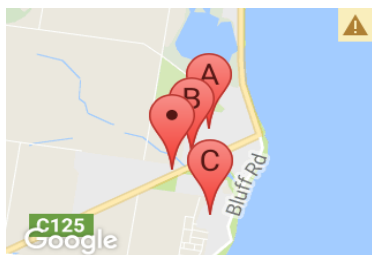
**31 HENTY ROAD, ST LEONARDS, VIC 3223**  3  -  -

### Indicative Selling Price

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

**Price Range: \$395,000 to \$430,000**

## MEDIAN SALE PRICE



**ST LEONARDS, VIC, 3223**

Suburb Median Sale Price (House)

**\$472,000**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**16 MOUCHEMORE AVE, ST LEONARDS, VIC**

 3  2  -

Sale Price

**\$435,000**

Sale Date: 30/03/2017

Distance from Property: 753m



**15 TRILBY AVE, ST LEONARDS, VIC 3223**

 3  1  2

Sale Price

**\$395,000**

Sale Date: 23/09/2016

Distance from Property: 358m



**23 HORNE AVE, ST LEONARDS, VIC 3223**

 4  2  1

Sale Price

**\$390,000**

Sale Date: 27/04/2016

Distance from Property: 816m



This report has been compiled on 03/08/2017 by Neville Richards Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 and  
postcode

31 HENTY ROAD, ST LEONARDS, VIC 3223

Indicative selling price

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

Price Range:

\$395,000 to \$430,000

Median sale price

Median price

\$472,000

House

X

Unit


Suburb

ST LEONARDS

Period

01 July 2016 to 30 June 2017

Source



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
16 MOUCHEMORE AVE, ST LEONARDS, VIC 3223	\$435,000	30/03/2017
15 TRILBY AVE, ST LEONARDS, VIC 3223	\$395,000	23/09/2016
23 HORNE AVE, ST LEONARDS, VIC 3223	\$390,000	27/04/2016