nevillerichards

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	1/51 Ward Street, St Leonards, Victoria 3223

Indicative selling price

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

Single price	$580,000

Median sale price

Median price	$341,000	Unit	X	Suburb or locality	ST LEONARDS VIC 3223
Period - From	May 2017	to	April 2018	Source	CoreLogic RP Data

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
2/22 Swan Parade, St Leonards, Victoria 3223	$450,000	05/09/2017
4/1362 Murradoc Road, St Leonards, Victoria 3223	$420,000	03/02/2017
3/1353 Murradoc Road, St Leonards, Victoria 3223	$415,000	23/03/2017