

**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

37 Clyde Avenue, St Leonards Vic 3223

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$365,000

Median sale price

Median price \$171,500

Vacant
LandSuburb
or locality St Leonards

Period - From 01 Jan 2017 to 31 Dec 2017

Source **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.