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	3 Halyard Terrace, St Leonards, Victoria 3223

Indicative selling price

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

Single price	$175,000

Median sale price

(*Delete house or unit as applicable)

Median price	$171,500	*House	X	*Unit		Suburb or locality	St Leonards
Period - From	1st January 2017	to	31st December 2017	Source	pricefinder		

Comparable property sales (*Delete A or B below as applicable)

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 9 Harbour Way, St Leonards 3223	$170,000	30/10/17
2 63 Pearl Bay Passage, St Leonards 3223	$165,000	29/3/17
3 56 Leviens Road, St Leonards 3223	$160,000	19/5/17