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	20 Two Bays Drive, St Leonards, Victoria 3223

Indicative selling price

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

Price	$630,000

Median sale price

Median price	$440,000	House	x	Suburb or locality	St Leonards VIC 3223
Period - From	01 Oct 16	to	30 Sep 17	Source	pricefinder

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
12 Two Bays Drive, St Leonards, Victoria 3223	$600,000	02/09/2017
50 Gilbert Street, St Leonards, Victoria 3223	$640,000	15/09/2016
8 Sandbar Street, St Leonards, Victoria 3223	$590,000	29/07/2016