Simone Bonney

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STATEMENT OF INFORMATION

Prepared on 31 Dec 2018

Section 47AF of the Estate Agents Act 1980

COMMERCIAL Offered for Sale

182-210 Old St Leonards Road St Leonards VIC 3223

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Indicative Selling Price

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

Single Price $1,150,000 - $1,200,000

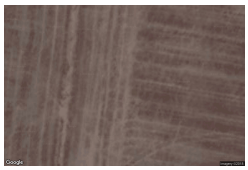
Median Sale Price

$540,000 Commercials in St leonards between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 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.



603-653 Queenscliff Road St Leonards VIC 3223

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Sold Price **$1,200,000** Sold Date **24-Aug-17**

Distance **3.27km**

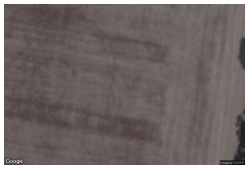


662-740 Murradoc Road St Leonards VIC 3223

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Sold Price **$1,100,000** Sold Date **17-Nov-17**

Distance **3.64km**



462-520 Queenscliff Road Drysdale VIC 3222

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Sold Price **$1,300,000** Sold Date **21-Mar-18**

Distance **3.86km**

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