STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Cliff Court St Leonards VIC 3223

2 1 4

Indicative Selling Price

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

Range between $550,000 & $595,000

Median Sale Price

$484,250 Houses in St leonards between Sep 2017 - Aug 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.



1358 Murradoc Road St Leonards VIC 3223

2 1 2

Sold Price **$550,000** Sold Date **30-May-17**

Distance **0.97km**



36 Blanche Street St Leonards VIC 3223

2 1 1

Sold Price **$591,000** Sold Date **14-Jul-18**

Distance **1.13km**



133 Bluff Road St Leonards VIC 3223

3 1 2

Sold Price **$538,000** Sold Date **07-Mar-18**

Distance **1.37km**

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