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 Wattlehill Grove, St Leonards, Victoria 3223

Indicative selling price

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

Range between $570,000 & $595,000

Median sale price

Median price $460,000 House X Suburb or locality St Leonards VIC 3223

Period - From 01 Jan 17 to 31 Dec 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
65 Blanche Street, St Leonards, Victoria 3223	$565,000	19/04/2017
8 Sandbar Street, St Leonards, Victoria 3223	$590,000	29/07/2016
25 Clyde Avenue, St Leonards, Victoria 3223	$595,000	30/11/2017