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	Lot 616 Seachange Estate, St Leonards, Victoria 3223

Indicative selling price

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

Single price	$274,950

Median sale price

Median price	$175,000	Land	X	Suburb or locality	St Leonards VIC 3223
Period - From	1st Nov 2017	to	31st Oct 2018	Source	CoreLogic RP Data

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
Lot 648 Seachange Estate, St Leonards, Victoria 3223	$289,950	29/06/2018
Lot 638 Seachange Estate, St Leonards, Victoria 3223	$289,950	18/07/2018
Lot 645 Seachange Estate, St Leonards, Victoria 3223	$289,950	18/7/2018