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 544 Seachange Estate, St Leonards, Vic 3223

Indicative selling price

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

Single price	$254,950

Median sale price

Median price	$207,500	Land	X	Suburb or locality	St Leonards
Period - From	September 2017	to	August 2018	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
Lot 639 Seachange Estate, St Leonards	$254,950	27/07/2018
Lot 640 Seachange Estate, St Leonards	$254,950	04/07/2018
Lot 644 Seachange Estate, St Leonards	$254,950	18/07/2018