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	94 Pearl Bay Passage, St Leonards, Victoria 3223

Indicative selling price

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

Range Between	$600,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median price	$435,000	House	X	Suburb or locality	St Leonards
Period - From	1st Oct 2016	to	30th Sep 2017	Source	pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* 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
50 Gilbert Street, St Leonards, Victoria 3223	$640,000	15/09/2016
4 Henry Crescent, St Leonards, Victoria 3223	$622,500	14/07/2016
12 Two Bays Drive, St Leonards, Victoria 3223	$600,000	02/09/2017