

Statement of information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address: 409B (Lot 1) The Esplanade, St Leonards

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*----- or range between \$1,000,000 & \$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median price \$434,000 *House *Unit Suburb St Leonards

Period -From SEP 2016 to MAY 2017 Source Realestate.com.au

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1— 472 The Esplanade, St Leonards (705m2)	\$ 600,000	April 2016
2— 460 The Esplanade, St Leonards (736m2)	\$ 870,000	January 2017
3— 331 The Esplanade, St Leonards (1026m2)	\$ 880,000	September 2016

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.