

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

49 Seachange Way St Leonards, Victoria 3223

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb or locality
 Period - From to Source

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
25 Salt Water Drive, St Leonards, Victoria 3223	\$535,000	11/05/2017
14 Seacrest Walk, St Leonards, Victoria 3223	\$583,750	01/02/2017
43 Pearl Bay Passage, St Leonards, Victoria 3223	\$515,000	15/12/2016