

# 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

2/437 Ibbotson Street, St Leonards, Victoria 3223

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$180,000

## Median sale price

Median price \$434,000

House x

Suburb or locality St Leonards VIC

Period - From 01 Apr 16

to 31 Mar 17

Source 

## Comparable property sales

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
427 Ibbotson Street, St Leonards, Victoria 3223	\$190,000	09/02/2017
8 Ocean Mist Court, St Leonards, Victoria 3223	\$183,000	11/02/2017
55 Mainsail Drive, St Leonards, Victoria 3223	\$180,000	08/07/2016