



Swan View

estate

Statement of Information

Sections 47AF of the Estate Agents Act 1980

177-229 Bluff Road,
ST LEONARDS 3223

Indicative selling price

Small blocks	Range \$175,000 - \$175,000
Mid-sized block	Range \$199,500 - \$199,500
Larger blocks	Range \$220,000 - \$230,000

Suburb unit median sale price

Median **House** for **ST LEONARDS** for period **Apr 2016 - Mar 2017**
Sourced from **Pricefinder**.

\$185,000

Comparable property sales

These are the three units sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

Small blocks

Lot 26 Pardolote Crescent, St Leonards 3223	Price \$165,000 Sold 18 August 2017
29 Calk Terrace, St Leonards 3223	Price \$170,000 Sold 03 July 2017
Lot 82 Pardolote Crescent, St Leonards 3223	Price \$165,000 Sold 03 July 2017

Mid-sized block

Lot 26 Pardolote Crescent, St Leonards 3223	Price \$165,000 Sold 18 August 2017
29 Calk Terrace, St Leonards 3223	Price \$170,000 Sold 03 July 2017

Ray White Drysdale

16 Collins Street,
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Contact agents



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2017

Lot 82 Pardolote Crescent,
St Leonards 3223

Price **\$165,000** Sold 03 July
2017

Larger blocks

Lot 26 Pardolote Crescent,
St Leonards 3223

Price **\$165,000** Sold 18
August 2017

29 Calk Terrace,
St Leonards 3223

Price **\$170,000** Sold 03 July
2017

Lot 82 Pardolote Crescent,
St Leonards 3223

Price **\$165,000** Sold 03 July
2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

