

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

Indicative selling price

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

or 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
447 The Esplanade, St Leonards 3223	\$1,060,000	16/01/2017
446 The Esplanade, St Leonards 3223	\$885,000	30/03/2017
1 Sandbar Street, St Leonards 3223	\$790,000	4/03/2017