

# 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

2/153 Bluff Road, 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)

Range between

\$550,000

&

\$600,000

## Median sale price

Median price

\$434,000

House x

Suburb or locality

St Leonards 3223

Period - From

01 Apr 16

to

31 Mar 17

Source

pricefinder

## 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
5 Marina Road, St Leonards, Victoria 3223	\$575,000	16/03/2016
29 Thomson Boulevard, St Leonards, Victoria 3223	\$565,000	27/04/2016
43 Pearl Bay Passage, St Leonards, Victoria 3223	\$515,000	15/12/2016