

# STAGE 3



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

## Lot 11 Bluff Road, ST LEONARDS 3223

### Indicative selling price

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

**Range from \$ 150,000 - \$ 165,000**

### 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 properties 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.

**Lot 26 Pardolote Crescent,** Price **\$ 165,000** Sold 18 August 2017  
St Leonards 3222

**29 Calk Terrace,** Price **\$ 170,000** Sold 03 July 2017  
St Leonards 3222

**Lot 82 Pardolote Crescent,** Price **\$ 165,000** Sold 03 July 2017  
St Leonards

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.

Tranquil natural environment  
Unique views over Swan Bay  
Walk to the beach & yacht club  
Park in your backyard  
Man's dream  
House  
0 beds 0 baths 0 parking  
able (National Broadband Network)

### Contact agents

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