



Statement of Information

Sections 47AF of the Estate Agents Act 1980

## 177-229 Bluff Road, ST LEONARDS 3223

Indicative selling price

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

Range \$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

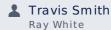
These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

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

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.

Inatural environment
que views over Swan Bay
lk to the beach & yacht club
park in your backyard
nans dream
abled (National Broadband Network)

## Contact agents



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