

# STAGE 3



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

177-229 Bluff Road,  
ST LEONARDS 3223

Tranquil natural environment  
Stunning views over Swan Bay  
Walk to the beach & yacht club  
Park in your backyard  
Golfers dream  
Fibre optic (National Broadband Network)

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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,** Price **\$165,000** Sold 18 August 2017  
St Leonards 3223

**29 Calk Terrace,** Price **\$170,000** Sold 03 July 2017  
St Leonards 3223

**Lot 82 Pardolote Crescent,** Price **\$165,000** Sold 03 July 2017  
St Leonards 3223

## Contact agents

 **Travis Smith**  
Ray White

(03) 5251 5880  
0431 853 002  
[travis.smith@raywhite.com](mailto:travis.smith@raywhite.com)



**Ray White Drysdale**

16 Collins Street,  
Drysdale VIC 3222

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.