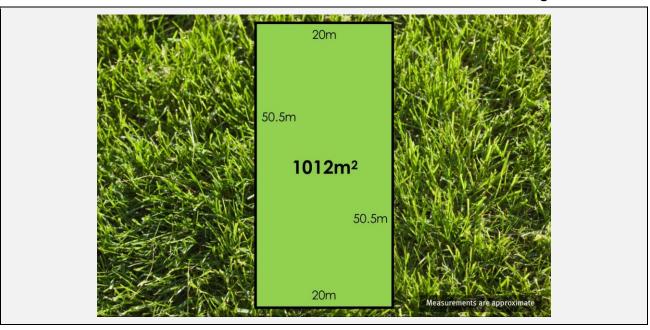
Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980



Property offered for sale

Address Including suburb or locality and postcode 14 Dudley Parade, St Leonards

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Expected Price Range between \$555,000 & \$585,000

Median sale price

(*Delete house or unit as applicable)

Median price \$165,000 Land X Suburb or locality St Leonards

Period - From 01 Jan 2017 to 31 Dec 2017 Source Pricefinder

Comparable property sales (*Delete A or B below as applicable)

A* 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
1. 55 St Leonards Parade, St Leonards	\$555,000	21 Oct 2017
2. 47 Ward Street St Leonards	\$400,000	2 Jan 2017
3. 2/21 Cliff Street St Leonards	\$405,000	4 Jan 2018

