

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

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 &

Median sale price

(*Delete house or unit as applicable)

Median price Land Suburb or locality
 Period - From to Source

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

