

Paul Sayers

P 03 5257 1744

M 0499 322 301

E pauls.stleonards@ljh.com.au

Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

126 Bluff Road St Leonards VIC 3223



## Indicative Selling Price

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

Range between \$450,000 & \$470,000

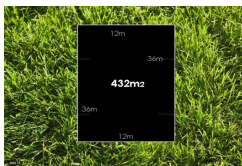
## Median Sale Price

\$175,000 Lands in St Leonards between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.



**56 Mainsail Drive St Leonards VIC 3223**



Sold Price

**\$280,000**

Sold Date

**19-Sep-18**

Distance

**0.02km**

**42 Mainsail Drive St Leonards VIC 3223**



Sold Price

**\$315,000**

Sold Date

**31-Jul-18**

Distance

**0.18km**



**36 Pearl Bay Passage St Leonards VIC 3223**



Sold Price

**\$280,000**

Sold Date

**01-Jun-18**

Distance

**0.8km**

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.