

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

1/1353 Murradoc Road, St Leonards VIC 3223

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

\$595,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$440,000

House

X

Suburb
or locality

St Leonards

Period - From

01 Jan 2017

to

31 Dec 2017

Source

CoreLogic

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. 78B Harvey Road, St Leonards	\$700,000	15 Nov 2017
2. 2/14 Bluff Road, St Leonards	\$653,500	7 Sep 2017
3. 16 Ocean Mist Court, St Leonards	\$560,000	15 Nov 2017