

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

31 Wattlehill Grove, St Leonards VIC 3223

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$375,000

Median sale price

Median price

\$440,000

House

X

Suburb
or locality

St Leonards VIC

Period - From

01/09/2016

to

11/09/2017

Source

RP Data Pty Ltd trading as CoreLogic

Comparable property sales

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. 12 Monaco Avenue St Leonards VIC 3223	\$400,000	04/11/2016
2. 4 Cliff Court St Leonards VIC 3223	\$385,000	21/05/2016
3. 1/37 Wattlehill Grove St Leonards VIC 3223	\$320,000	18/10/2016