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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

39 Leonard Street St Leonards VIC 3223

 5  2  2

## Indicative Selling Price

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

Range between \$655,000 &amp; \$695,000













## Median Sale Price

\$565,000 Houses in St Leonards between 01 Feb 2018 - 31 Jan 2019

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.

|   |   |            |                  |           |                  |
|---|---|------------|------------------|-----------|------------------|
|  | <b>12 Sandbar Street St Leonards VIC 3223</b>   | Sold Price | <b>\$625,000</b> | Sold Date | <b>11-Oct-18</b> |
|   |  4  2  2 |            |                  | Distance  | <b>0.23km</b>    |
|  | <b>11 Salt Water Drive St Leonards VIC 3223</b>   | Sold Price | <b>\$670,000</b> | Sold Date | <b>27-Aug-17</b> |
|   |  4  2  2 |            |                  | Distance  | <b>0.37km</b>    |
|  | <b>21 Two Bays Drive St Leonards VIC 3223</b>   | Sold Price | <b>\$690,000</b> | Sold Date | <b>12-Dec-18</b> |
|   |  4  2  2 |            |                  | Distance  | <b>0.47km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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