

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 42 Mouchemore Avenue, St Leonards VIC 3223

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)

Single price \$*379,000 or range between \$* & \$

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$6,465,840 *House *unit Suburb or locality St Leonards

Period - From 31/07/17 to 09/08/17 Source Realestate

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 21 Mouchemore Avenue, St Leonards | \$352,500 | May, 2016 |
| 2 16 Mouchemore Avenue, St Leonards | \$435,000 | Mar, 2016 |
| 3 8 Old St Leonards Road, St Leonards | \$334,000 | Feb, 2016 |

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.