

## 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  
7 Harvey Road, 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$985,000 or range between \$\* & \$

#### Median sale price

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

Median price \$435,000 \*House  \*unit  Suburb or locality St Leonards

Period - From 07/08/17 to 25/08/17 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
1 494 The Esplanade, St Leonards	\$1,010,000	April 2017
2 447 The Esplanade, St Leonards	\$1,060,000	January 2017
3	\$	

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.~~