

Christine Hinkley  
 P 0352571778  
 M 0438533079  
 E christine@nevillerichards.com.au

Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

15 Gemstone Street St Leonards VIC 3223



## Indicative Selling Price

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

Single Price \$249,000

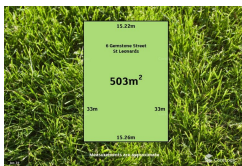
## Median Sale Price

\$209,500 Lands in St Leonards between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

## Comparable Property Sales

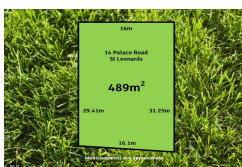
These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**6 Gemstone Street St Leonards VIC Sold Price \$235,000** Sold Date **18-Apr-19**



Distance **0.09km**



**14 Palace Road St Leonards VIC Sold Price \$225,000** Sold Date **23-Apr-19**



Distance **0.11km**

**9 Duchess Drive St Leonards VIC Sold Price \$244,950** Sold Date **23-Oct-18**



Distance **0.11km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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