

Paul Sayers

P 03 5257 1744

M 0499 322 301

E pauls.stleonards@ljh.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2/1281 Murradoc Road St Leonards VIC 3223

 3  2  2

Indicative Selling Price

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

Single Price \$475,000

Median Sale Price

\$571,250 Houses in St Leonards between 01 May 2018 - 30 Apr 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.



**3/38 Dudley Parade St Leonards
VIC 3223**

 3  2  2

Sold Price

\$405,000

Sold Date

28-Feb-18

Distance

0.4km



**45 Pearl Bay Passage St Leonards
VIC 3223**

 3  1  2

Sold Price

\$530,000

Sold Date

26-Feb-19

Distance

1.27km



**114 Pearl Bay Passage St Leonards
VIC 3223**

 3  2  2

Sold Price

\$435,000

Sold Date

08-Nov-17

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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