

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb
and postcode

13 Spence Terrace Sandhurst VIC 3977

Indicative selling price

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

Single price \$959,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$730,000

*House

x

*Unit

Suburb Sandhurst

Period - From May 2017

to Apr 2018

Source Core Logic

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
2 Kelly Terrace Sandhurst	\$950,000	07-Feb-18
5 Nolan Court Sandhurst	\$1,000,000	03-Jan-18
32 Daintree Drive Sandhurst	\$985,000	17-Apr-18