

## 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

61 Warrego Circuit Sandhurst VIC 3977

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

\*House

X

\*Unit

Suburb

Sandhurst

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

211 Sandhurst Boulevard Sandhurst VIC 3977	\$750,000	10-Oct-18
20 Spence Terrace Sandhurst VIC 3977	\$770,000	14-May-18
17 Mashie Terrace Sandhurst VIC 3977	\$750,000	25-Jun-18

OR

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

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OBrien Real Estate

Tanja Neven - Jones

P 9772 7077

M 0408 664 429

E t.nevenjones@obrienrealestate.com.au



**211 Sandhurst Boulevard Sandhurst VIC 3977**

Sold Price

**\$750,000**

Sold Date

**10-Oct-18**



3



2



2

Distance

**0.19km**



**20 Spence Terrace Sandhurst VIC 3977**

Sold Price

**\$770,000**

Sold Date

**14-May-18**



4



2



2

Distance

**0.81km**



**17 Mashie Terrace Sandhurst VIC 3977**

Sold Price

**\$750,000**

Sold Date

**25-Jun-18**



4



2



2

Distance

**1.06km**

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