Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

26 ETHEREAL WAY SANDHURST VIC 3977

Indicative selling price

Period-from

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

Single Price		or rang betwee	′ I 3×8⊃U UUU	&	\$935,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$955,000	Property type	House	Suburb	Sandhurst

30 Sep 2022

Source

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

01 Oct 2021

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
20 TARCOOLA WAY SANDHURST VIC 3977	\$890,000	06-Aug-22
29 GALILEE DRIVE SANDHURST VIC 3977	\$907,500	16-May-22
34 SANDARRA BOULEVARD SANDHURST VIC 3977	\$912,000	20-Sep-22

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 6 months.

This Statement of Information was prepared on: 15 October 2022

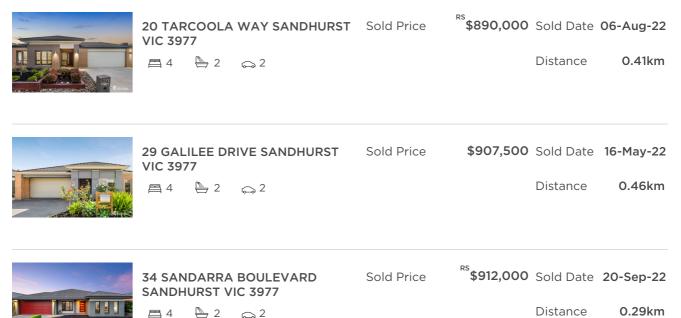


Corelogic

consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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