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

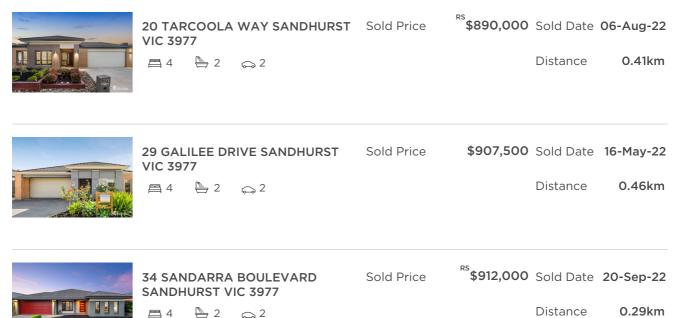


Corelogic

consumer.vic.gov.au



E michelle.stephens@obrienrealestate.com.



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.