# 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
<b>Median sale price</b> (*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

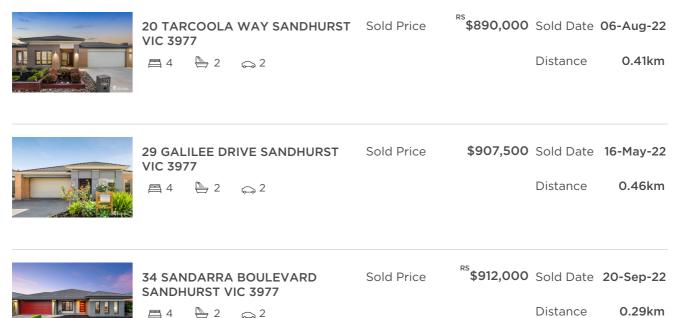


Corelogic

consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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