

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 8 Ethereal Way Sandhurst Victoria 3977

Indicative selling price

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

range between \$645,000 & \$695,000

Median sale price

Median price \$ 697,500

*House X

Suburb Sandhurst Victoria 3977

Period - From Feb 2017 to July 2017

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
1 46 Ethereal Way Sandhurst VIC 3977	\$680,000	03-Jun-17
2 5 Galilee Drive Sandhurst VIC 3977	\$632,500	12-May-17
3 36 Verdant Avenue Sandhurst VIC 3977	\$705,000	16-May-17



OBrien Real Estate