

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 19 Verdant Avenue, Sandhurst

Indicative selling price

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

Single price \$* or range between \$750,000 & \$800,000

Median sale price

Median price \$725,000 *House X *Unit Suburb Sandhurst

Period - From 1st Jan 2017 to 8th Jan 2018 Source Realestate.com.au

Comparable property sales

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
14 Torres Parade, Sandhurst	\$810,000	14-Oct-17
2 19 Cunningham Crescent, Sandhurst	\$810,000	03-Aug-17
3 5 O'Keefe Terrace, Sandhurst	\$700,000	15-Sep-17



OBrien Real Estate