

# 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 21 Feathery Grove, Sandhurst VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$\*1,050,000 & \$1,155,000

### Median sale price

Median price \$702,500 \*House x \*Unit Suburb Sandhurst

Period - From Dec 2016 to Nov 2017 Source RP Data

### 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
1 33 Niblick Circuit, Sandhurst	\$1,100,000	07-Sep-17
2 6 Bluewater Drive, Sandhurst	\$1,100,000	17-Nov-17
3 31 Niblick Circuit, Sandhurst	\$1,100,000	23-Sep-17



OBrien Real Estate