

## 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

11 Crampton Chase, SANDHURST

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$\*

or range between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$702,500

\*House

X

\*Unit

Suburb

SANDHURST

Period - From

Sep 2016

to

Aug 2017

Source

Core Logic

### Comparable property sales (\*Delete A or B below as applicable)

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. 117 Sandhurst Boulevard, SANDHURST | \$810,000 | 30/04/2017   |
| 2. 5 Brindabella Circuit, SANDHURST   | \$820,000 | 26/04/2017   |
| 3. 1 Ravensbourne Court, SANDHURST    | \$828,000 | 05/04/2017   |

