

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

30 Wodalla Circuit, Sandhurst Vic 3977

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$730,000

House X

Suburb Sandhurst

Period - From 01/04/2016 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
17 Warrego Cirt SANDHURST 3977	\$600,000	14/02/2017
16 Jardine Ct SANDHURST 3977	\$599,000	28/02/2017
20 Kensei PI SANDHURST 3977	\$595,000	07/06/2017