

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 Nolan Court Sandhurst
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Indicative selling price

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

Single price	\$*	or range between	\$800,000	&	\$850,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$807,000	*House	X	*Unit		Suburb	Sandhurst
Period - From	April 18	to	March 19	Source	RP Data		

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 19 Spence Terrace Sandhurst	\$ 820,000	2 April 2019
2 5 Feathery Grove Sandhurst	\$ 815, 000	18 Mar 2019
3 25 Wanego court Sandhurst	\$ 820,000	17 April 2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.