

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

8 Ethereal Way Sandhurst VIC 3977

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

\$689,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jan 2020

to

31 Dec 2020

Source

Corelogic

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 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

6 Sandarra Boulevard Sandhurst VIC 3977	\$670,000	13-Jul-20
22 Tarcoola Way Sandhurst VIC 3977	\$720,000	15-Jul-20
10 Flinders Chase Sandhurst VIC 3977	\$710,000	12-Oct-20

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 6 months.~~

This Statement of Information was prepared on: 07 January 2021



6 Sandarra Boulevard Sandhurst VIC 3977

3 2 2

Sold Price

\$670,000

Sold Date

13-Jul-20

Distance

0.33km



22 Tarcoola Way Sandhurst VIC 3977

3 2 2

Sold Price

\$720,000

Sold Date

15-Jul-20

Distance

0.38km



10 Flinders Chase Sandhurst VIC 3977

3 2 2

Sold Price

\$710,000

Sold Date

12-Oct-20

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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