

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

156 Sandhurst Boulevard, Sandhurst

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 \$680,000 & \$720,000

Median sale price

Median price \$680,000 *House x *Unit Suburb Sandhurst

Period - From Feb 2016 to Jan 2017 Source CoreLogic

Comparable property sales

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 33 Crampton Chase, Sandhurst	\$713,000	02-Mar-17
2 144 Sandhurst Boulevard, Sandhurst	\$695,000	12-Feb-17
3 76 Sandhurst Boulevard, Sandhurst	\$715,000	31-Mar-17



OBrien Real Estate