

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

36 Niblick Circuit 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 \$830,000 & \$890,000

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House x *Unit Suburb Sandhurst

Period - From Feb 2017 to Jan 2018 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
19 Verdant Avenue Sandhurst VIC 3977	\$900,000	23-Jan-18
18 Barrington Chase Sandhurst VIC 3977	\$865,000	13-Feb-18
13 Greenside Circuit Sandhurst VIC 3977	\$850,000	16-Sep-17

