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

50 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	\$690,000	&	\$750,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$800,000	Prope	erty type House		Suburb	Sandhurst	
Period-from	01 Oct 2018	to	30 Sep 2	2019	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
4 Hyperno Way Sandhurst VIC 3977	\$670,000	19-Sep-19
8 Sweet Gum Place Sandhurst VIC 3977	\$680,000	27-Aug-19
69 Sandarra Boulevard Sandhurst VIC 3977	\$722,000	26-Sep-19

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.

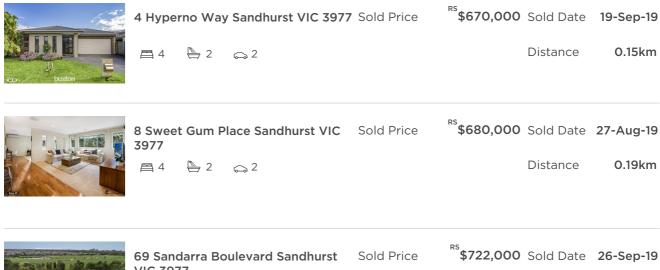
This Statement of Information was prepared on: 23 October 2019



consumer.vic.gov.au



E michelle.stephens@obrienrealestate.com.



 69 Sandarra Boulevard Sandhurst
 Sold Price
 \$722,000
 Sold Date
 26-Sep-19

 VIC 3977
 □
 4
 □
 2
 □
 Distance
 0.39km

RS = Recent sale **UN** = Undisclosed Sale

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