

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 5 Niblick Circuit, Sandhurst, Victoria. 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 \$787,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price \$ 711,500

*House X

*Unit

Suburb Sandhurst.

Period - From Aug 2017

to Jan 2018

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 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
26 Sandarra Boulevard, Sandhurst	\$795,000	16 th of Oct 2017
8 Normanby Chase, Sandhurst	\$770,000	25 th of Nov 2017
17 Melba Court, Sandhurst	\$920,000	11 th of Sep 2017

