

# 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 10 Normanby Chase, Sandhurst VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$645,000 & \$695,000

### Median sale price

Median price \$ 795,000 \*House X Suburb Sandhurst VIC 3977

Period - From August2017 to July 2018 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 22 Torrens Terrace Sandhurst VIC 3977	\$625,000	10-July-18
2 6 Ferrier Close Sandhurst VIC 3977	\$692,500	31-May-18
3 3 Ethereal Way Sandhurst VIC 3977	\$677,000	12-May-18



O'Brien Real Estate