

## 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

30 KENSEI PLACE, SANDHURST, VIC 3977

### Indicative selling price

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

Price Range: 950,000 to 1045,000

### Median sale price

Median price

\$700,000

House

Unit

Suburb

SANDHURST

Period

01 July 2016 to 30 June 2017

Source

 pricfinder

### Comparable property sales

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
2 FLOWERING GUM LANE, SANDHURST, VIC 3977	*\$942,000	26/07/2017
19 FEATHERY GR, SANDHURST, VIC 3977	\$920,000	29/05/2017
17 MELBA CRT, SANDHURST, VIC 3977	*\$920,000	11/09/2017