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

19 Ethereal Way Sandhurst VIC 3977

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$689,000	&	\$739,000
n sale price					
e house or unit as ap	plicable)				

Median Price	\$800,000	Property type			House	Suburb	Sandhurst
Period-from	01 Nov 2019	to	31 Oct 2	2020	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		
15 Merriwee Chase Sandhurst VIC 3977	\$713,000	21-Jul-20		
100 Sandarra Boulevard Sandhurst VIC 3977	\$751,000	11-Jun-20		
45 Malua Circuit Sandhurst VIC 3977	\$729,000	28-Jul-20		

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: 18 November 2020



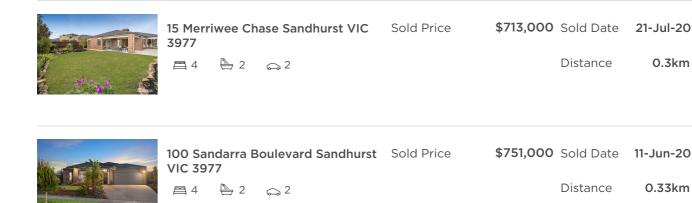
consumer.vic.gov.au



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0.3km

0.33km



Private Inspections Only. The rease the head of the order of the	45 Mal 3977	ua Circu	it Sandhurst VIC	Sold Price	\$729,000	Sold Date	28-Jul-20
Lever and the second se	酉 4	2	⇔ 2			Distance	0.59km

RS = Recent sale UN = Undisclosed Sale

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