

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

16 Warrego Circuit 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	\$595	5,000	&	\$645,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$834,250	*House	X	*Unit		Suburb	Sandhurst	
Period-from	01 Mar 2018	to 28	Feb 201	19	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.

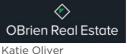
Address of comparable property	Price	Date of sale	
10 Normanby Chase Sandhurst VIC 3977	\$667,500	17-Sep-18	
27 Jardine Court Sandhurst VIC 3977	\$665,000	21-Jan-19	
16 Kensei Place Sandhurst VIC 3977	\$665,000	06-Feb-19	

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 six months.

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- P 03 5979 8833
- M 0437284449
- E katie.oliver@obrienrealestate.com.au



10 Norr 3977	manby C	Chase Sandhurst VIC	Sold Price	\$667,500	Sold Date	17-Sep-18
昌 3	گ 🚔 2	⇔ ²			Distance	0.03km



	27 Jardine Court Sandhurst VIC 3977			Sold Price	\$665,000	Sold Date	21-Jan-19
Bde	酉 4	2	⇔ ²		I	Distance	0.46km



64	16 Kens	ei Place	Sandhurst VIC 3977	Sold Price	Sold Date	06-Feb-19
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RS = Recent sale UN = Undisclosed Sale

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