

Jared McGovern

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		
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Indicative selling price

Property offered for sale

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

Single Price	or range between	\$960,000	&	\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$810,000	*Hou	use	Χ	*	Unit		Suburb	Sandhurst
Period-from	01 Nov 2017	to	31	Oct 20	18		Source	е	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.

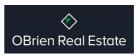
Address of comparable property	Price	Date of sale
24 Mashie Terrace Sandhurst VIC 3977	\$1,070,000	03-Jul-18
13 Spence Terrace Sandhurst VIC 3977	\$920,000	02-Jul-18
7 Kingsford Smith Court Sandhurst VIC 3977	\$1,050,000	28-May-18

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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24 Mashie Terrace Sandhurst VIC 3977

Sold Price **\$1,070,000**

Sold Date

03-Jul-18

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Distance

0.14km



13 Spence Terrace Sandhurst VIC 3977

\$ 2

Sold Price

\$920,000

Sold Date

02-Jul-18

Distance

0.71km



7 Kingsford Smith Court Sandhurst Sold Price \$1,050,000 **VIC 3977**

Sold Date 28-May-18

= 4 ₾ 2 \$ 2

0.71km Distance

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