
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 4 Greenside Circuit, Sandhurst

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$ \$870,000 & \$950,000

Median sale price

Median price \$711,500 House Unit Suburb Sandhurst
Period - From January 17 to January 18 Source REIV propertydata.com.au

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
1. 2 Flowering Gum Lane, Sandhurst	\$942,000	13/08/17
2. 7 Ohara Court, Sandhurst	\$935,000	01/11/17
3. 17 Melba Court, Sandhurst	\$920,000	11/09/17

Property data source: REIV propertydata.com.au.