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	8 Galilee Drive 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$815,000	Property type	House	Suburb	Sandhurst
Period-from	01 Feb 2019	to	31 Jan 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
8 Barton Drive Sandhurst VIC 3977	$1,070,000	19-Dec-19
2 Bluewater Drive Sandhurst VIC 3977	$1,070,000	04-Sep-19
28 Whitewater Court Sandhurst VIC 3977	$1,050,000	14-Sep-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 6 months.~~

This Statement of Information was prepared on: 13 February 2020

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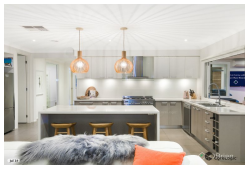
8 Barton Drive Sandhurst VIC 3977 Sold Price **$1,070,000** Sold Date **19-Dec-19**

4 2 2 Distance **0.7km**



2 Bluewater Drive Sandhurst VIC 3977 Sold Price Sold Date **04-Sep-19**

4 2 2 Distance **1.64km**



28 Whitewater Court Sandhurst VIC 3977 Sold Price **$1,050,000** Sold Date **14-Sep-19**

4 2 2 Distance **1.67km**

RS = Recent sale **UN** = Undisclosed Sale

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