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	118 Sandhurst Boulevard Sandhurst VIC 3977

Indicative selling price

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

Single price	$*	or range between	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median price	$772,500	*House	x	*Unit		Suburb	Sandhurst
Period - From	Jun 2017	to	May 2018			Source	Core Logic

Comparable property sales

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 Crampton Chase Sandhurst	$730,000	21-Mar-18
12 Clarence Court Sandhurst	$740,000	04-Apr-18
206 Sandhurst Boulevard Sandhurst	$691,000	15-Mar-18