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	95 Sandhurst Boulevard, SANDHURST

Indicative selling price

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

Single price	$	or range between	$920,000	&	$965,000

Median sale price

(*Delete house or unit as applicable)

Median price	$763,000	*House	x	*Unit		Suburb	SANDHURST
Period - From	May 2017	to	Apr 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
1. 32 Daintree Drive, SANDHURST	$985,000	17/04/2018
2. 2 Kelly Terrace, SANDHURST	$950,000	01/02/2018
3. 5 Nolan Court, SANDHURST	$1,000,000	03/01/2018