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	7 Kensei Place Sandhurst Victoria 3977

Indicative selling price

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

range between $695,000 & $745,000

Median sale price

Median price	$702,500	*House	X	Suburb	**Sandhurst Victoria 3977**
Period - From	April 2017	to	Sept 2017	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	8 Ethereal Way Sandhurst VIC 3977	$680,000	18-Sep-17
2	36 Verdant Avenue Sandhurst VIC 3977	$705,000	16-May-17
3	46 Ethereal Way Sandhurst VIC 3977	$680,000	03-Jun-17

OBrien Real Estate