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	40 Sandarra Blvd Sandhurst Victoria 3977

Indicative selling price

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

range between 699,000 & $759,000

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	7 Sandarra Boulevard Sandhurst VIC 3977	$765,000	24-Aug-17
2	11 Beldale Court Sandhurst VIC 3977	$752,500	22-Apr-17
3	47 Sandarra Boulevard Sandhurst VIC 3977	$761,000	14-Aug-17

OBrien Real Estate