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	74 Malua Circuit Sandhurst VIC 3977

Indicative selling price

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

range between $755,000 & $815,000

Median sale price

Median price $ 711,500 *House X Suburb **Sandhurst VIC 3977**

Period - From Aug 2017 to Jan 2018 Source Corelogic

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	23-Aug-17
2 30 Kensei Place Sandhurst VIC 3977	$920,000	13-Oct-17
3 26 Sandarra Boulevard Sandhurst VIC 3977	$795,000	13-Oct-17

OBrien Real Estate