Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Yarra Place Sandhurst VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$640,000	&	$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$817,500	Property type	House	Suburb	Sandhurst
Period-from	01 Jul 2019	to	30 Jun 2020	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

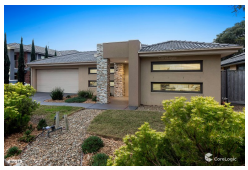
Address of comparable property	Price	Date of sale
2 Toporoa Court Sandhurst VIC 3977	$655,000	02-Oct-19
4 Hyperno Way Sandhurst VIC 3977	$670,000	19-Sep-19
18 Warrego Circuit Sandhurst VIC 3977	$650,000	19-Mar-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 20 July 2020

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2 Toporoa Court Sandhurst VIC 3977
4 2 2
Sold Price **$655,000** Sold Date **02-Oct-19**
Distance **0.41km**



4 Hyperno Way Sandhurst VIC 3977
4 2 2
Sold Price **$670,000** Sold Date **19-Sep-19**
Distance **0.74km**



18 Warrego Circuit Sandhurst VIC 3977
4 2 2
Sold Price **$650,000** Sold Date **19-Mar-20**
Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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