

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

9 Tulloch Drive 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

*House

X

*Unit

Suburb

Sandhurst

Period-from

01 Jul 2018

to

30 Jun 2019

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

Address of comparable property	Price	Date of sale
17 Waterside Circuit Sandhurst VIC 3977	\$950,000	04-Feb-19

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.

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**17 Waterside Circuit Sandhurst VIC 3977**

Sold Price

\$950,000

Sold Date

04-Feb-19 4 2 2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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