

## 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

23 Ethereal Way Sandhurst VIC 3977

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$796,000

Property type

House

Suburb

Sandhurst

Period-from

01 Dec 2018

to

30 Nov 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

8 Kensei Place Sandhurst VIC 3977	\$690,000	20-Nov-19
12 Galilee Drive Sandhurst VIC 3977	\$750,000	09-Dec-19
31 Jardine Court Sandhurst VIC 3977	\$731,000	18-Nov-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.~~

This Statement of Information was prepared on: 13 December 2019



8 Kensei Place Sandhurst VIC 3977

Sold Price

<sup>RS</sup> \$690,000

Sold Date

20-Nov-19

 4  2  2

Distance

0.38km



12 Galilee Drive Sandhurst VIC 3977

Sold Price

<sup>RS</sup> \$750,000

Sold Date

09-Dec-19

 4  2  2

Distance

0.39km



31 Jardine Court Sandhurst VIC  
3977

Sold Price

<sup>RS</sup> \$731,000

Sold Date

18-Nov-19

 4  2  2

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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