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<br>Including suburb and postcode | 37 ETHEREAL WAY 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 | $810,000 | & | $860,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $998,500 | Property type | House | Suburb | Sandhurst |
| Period-from | 01 Nov 2023 | to | 31 Oct 2024 | 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 PEMBERTON LANE SANDHURST VIC 3977 | $860,000 | 04-Jun-24 |
| 23 WARREGO CIRCUIT SANDHURST VIC 3977 | $851,000 | 19-Jun-24 |
| 23 WODALLA CIRCUIT SANDHURST VIC 3977 | $830,000 | 01-Jul-24 |

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: 19 November 2024

OBrien Real Estate

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**2 PEMBERTON LANE SANDHURST VIC 3977**

3 2 2

Sold Price **$860,000** Sold Date **04-Jun-24**

Distance **1.11km**



**23 WARREGO CIRCUIT SANDHURST VIC 3977**

4 2 2

Sold Price **$851,000** Sold Date **19-Jun-24**

Distance **0.79km**



**23 WODALLA CIRCUIT SANDHURST VIC 3977**

4 2 2

Sold Price **$830,000** Sold Date **01-Jul-24**

Distance **0.11km**

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

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