

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 8 Galilee Drive, SANDHURST, VIC, 3977

Indicative selling price

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

Single price \$ or range between \$ 1,000,000 & \$ 1,100,000

Median sale price

Median price \$ 804,000 House Unit Suburb SANDHURST

Period - From 01/03/2018 to 01/03/2019 Source APM PriceFinder

Comparable property sales

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
55 GREENSIDE CIRCUIT, SANDHURST VIC 3977	\$ 1,198,000	02/12/2018
30 RUNDLE DRIVE, CARRUM DOWNS VIC 3201	\$ 585,000	30/12/2018
33 MADISSON CRESCENT, CARRUM DOWNS VIC 3201	\$ 477,000	09/01/2019