

# 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 15 Dalray Street, Sandhurst

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$685,000 & \$735,000

### Median sale price

Median price \$ 791,000 \*House X Suburb Sandhurst VIC 3977

Period - From July 2017 to June 2018 Source Corelogic

### Comparable property sales

A\* 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
1 4 Galilee Drive Sandhurst VIC 3977	\$695,000	15-May-18
2 42 Galilee Drive Sandhurst VIC	\$696,000	12-Mar-18
3 8 Wodalla Circuit Sandhurst VIC	\$755,000	26-Feb-18



O'Brien Real Estate