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	4 WILLS COURT 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	$980,000	&	$1,070,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$984,000	Property type	House	Suburb	Sandhurst
Period-from	01 Jun 2022	to	31 May 2023	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
1 BARTON DRIVE SANDHURST VIC 3977	$1,045,000	06-Jun-23
35 JARDINE COURT SANDHURST VIC 3977	$1,030,000	28-Jan-23
231 SANDHURST BOULEVARD SANDHURST VIC 3977	$1,000,500	27-Mar-23

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: 20 June 2023

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1 BARTON DRIVE SANDHURST VIC 3977

4 2 2

Sold Price RS **$1,045,000** Sold Date **06-Jun-23**

Distance **1.26km**



35 JARDINE COURT SANDHURST VIC 3977

3 2 2

Sold Price **$1,030,000** Sold Date **28-Jan-23**

Distance **1.38km**



231 SANDHURST BOULEVARD SANDHURST VIC 3977

4 2 2

Sold Price **$1,000,500** Sold Date **27-Mar-23**

Distance **1.23km**

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

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