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 | 12 Spence Terrace 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 | $790,000 | & | $870,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $815,000 | Property type | House | Suburb | Sandhurst |
| Period-from | 01 Feb 2019 | to | 31 Jan 2020 | 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 |
|---|---|---|
| 87 Greenside Circuit Sandhurst VIC 3977 | $810,000 | 05-Dec-19 |
| 157 Sandhurst Boulevard Sandhurst VIC 3977 | $850,000 | 10-Sep-19 |
| 9 Galilee Drive Sandhurst VIC 3977 | $865,000 | 28-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: 19 February 2020

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**87 Greenside Circuit Sandhurst VIC 3977** Sold Price **$810,000** Sold Date **05-Dec-19**

4 2 2 Distance **0.24km**




**157 Sandhurst Boulevard Sandhurst VIC 3977** Sold Price **$850,000** Sold Date **10-Sep-19**

4 2 2 Distance **0.6km**



**9 Galilee Drive Sandhurst VIC 3977** Sold Price **$865,000** Sold Date **28-Nov-19**

4 2 2 Distance **0.92km**

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

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