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	40 Malua Circuit 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	$680,000	&	$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$807,500	Property type	House	Suburb	Sandhurst
Period-from	01 Oct 2019	to	30 Sep 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
45 Malua Circuit Sandhurst VIC 3977	$729,000	28-Jul-20
5 Yarra Place Sandhurst VIC 3977	$650,000	23-Jul-20
13 Brindabella Circuit Sandhurst VIC 3977	$710,000	22-Jul-20

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 October 2020

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45 Malua Circuit Sandhurst VIC 3977

4 2 2

Sold Price RS $729,000 Sold Date 28-Jul-20

Distance 0.05km



5 Yarra Place Sandhurst VIC 3977

4 2 2

Sold Price $650,000 Sold Date 23-Jul-20

Distance 0.81km



13 Brindabella Circuit Sandhurst VIC 3977

4 2 2

Sold Price RS $710,000 Sold Date 22-Jul-20

Distance 1.36km

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

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