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	5 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	$1,017,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$945,000	Property type	House	Suburb	Sandhurst
Period-from	01 Feb 2021	to	31 Jan 2022	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
4 Craven Court Sandhurst VIC 3977	$1,075,100	04-Sep-21
4 Kingsford Smith Court Sandhurst VIC 3977	$1,150,000	29-Jan-22

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.

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4 Craven Court Sandhurst VIC 3977 Sold Price **$1,075,100** Sold Date **04-Sep-21**

3 2 2 Distance **0.62km**



4 Kingsford Smith Court Sandhurst VIC 3977 Sold Price RS **$1,150,000** Sold Date **29-Jan-22**

3 2 2 Distance **0.28km**

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

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