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 Ferrier Close 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	$935,000	&	$1,025,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	House	Suburb	Sandhurst
Period-from	01 Sep 2020	to	31 Aug 2021	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
3 Flynn Terrace Sandhurst VIC 3977	$955,000	02-Aug-21
13 Ferrier Close Sandhurst VIC 3977	$1,050,000	11-Sep-21

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: 28 September 2021

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3 Flynn Terrace Sandhurst VIC 3977 Sold Price RS **$955,000** Sold Date **02-Aug-21**

4 2 2 Distance **1km**



13 Ferrier Close Sandhurst VIC 3977 Sold Price RS **$1,050,000** Sold Date **11-Sep-21**

4 2 2 Distance **0.06km**

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

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