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	8 MASHIE 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$968,000	Property type	House	Suburb	Sandhurst
Period-from	01 Dec 2021	to	30 Nov 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.

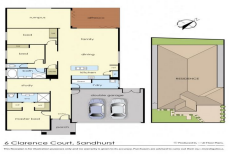
Address of comparable property	Price	Date of sale
6 CLARENCE COURT SANDHURST VIC 3977	$930,000	01-Aug-22
7 RIVETTE WAY SANDHURST VIC 3977	$916,000	09-Jul-22
42 WARREGO CIRCUIT SANDHURST VIC 3977	$920,000	30-Jul-22

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.~~

This Statement of Information was prepared on: 03 December 2022

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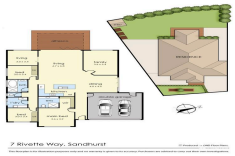


6 CLARENCE COURT SANDHURST VIC 3977

3 2 2

Sold Price **$930,000** Sold Date **01-Aug-22**

Distance **0.42km**



7 RIVETTE WAY SANDHURST VIC 3977

3 2 2

Sold Price **$916,000** Sold Date **09-Jul-22**

Distance **1.65km**



42 WARREGO CIRCUIT SANDHURST VIC 3977

3 2 2

Sold Price **$920,000** Sold Date **30-Jul-22**

Distance **0.99km**

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

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