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 | 180 SANDHURST BOULEVARD 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 | $1,190,000 | & | $1,290,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $955,000 | Property type | House | Suburb | Sandhurst |
| Period-from | 01 Oct 2021 | to | 30 Sep 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 |
|---|---|---|
| 7 OKEEFE TERRACE SANDHURST VIC 3977 | $1,150,000 | 07-Jul-22 |
| 185 SANDHURST BOULEVARD SANDHURST VIC 3977 | $1,200,000 | 13-May-22 |
| 6 CRAVEN COURT SANDHURST VIC 3977 | $1,300,010 | 04-Sep-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: 10 October 2022

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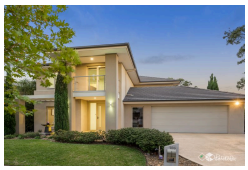


**7 OKEEFE TERRACE SANDHURST VIC 3977**

4 3 2

Sold Price RS **$1,150,000** UN | Sold Date **07-Jul-22**

Distance **0.62km**



**185 SANDHURST BOULEVARD SANDHURST VIC 3977**

4 2 2

Sold Price **$1,200,000** | Sold Date **13-May-22**

Distance **0.05km**



**6 CRAVEN COURT SANDHURST VIC 3977**

4 3 2

Sold Price RS **$1,300,010** | Sold Date **04-Sep-22**

Distance **0.49km**

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

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