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 | 11 MERRIWEE CHASE 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 | $970,000 | & | $1,060,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,075,000 | Property type | House | Suburb | Sandhurst |
| Period-from | 01 Aug 2023 | to | 31 Jul 2024 | 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 |
|---|---|---|
| 61 WARREGO CIRCUIT SANDHURST VIC 3977 | $1,050,000 | 17-May-24 |
| 53 NIBLICK CIRCUIT SANDHURST VIC 3977 | $1,040,000 | 18-Jul-24 |
| 156 SANDHURST BOULEVARD SANDHURST VIC 3977 | $1,010,000 | 15-May-24 |

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 August 2024

OBrien Real Estate

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**61 WARREGO CIRCUIT SANDHURST VIC 3977**

4 2 2

Sold Price **$1,050,000** Sold Date **17-May-24**

Distance **0.95km**



**53 NIBLICK CIRCUIT SANDHURST VIC 3977**

4 2 2

Sold Price RS **$1,040,000** Sold Date **18-Jul-24**

Distance **1.96km**



**156 SANDHURST BOULEVARD SANDHURST VIC 3977**

4 2 2

Sold Price RS **$1,010,000** Sold Date **15-May-24**

Distance **1.22km**

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

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