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 OKEEFE 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	$790,000	&	$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$998,500	Property type	House	Suburb	Sandhurst
Period-from	01 Nov 2023	to	31 Oct 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
5 MERIVALE CLOSE SANDHURST VIC 3977	$890,000	23-Jun-24
2 PEMBERTON LANE SANDHURST VIC 3977	$860,000	04-Jun-24
7 KILLARA COURT SANDHURST VIC 3977	$825,000	14-Jun-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: 11 November 2024

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5 MERIVALE CLOSE SANDHURST VIC 3977

4 2 2

Sold Price **$890,000** Sold Date **23-Jun-24**

Distance **0.63km**



2 PEMBERTON LANE SANDHURST VIC 3977

3 2 2

Sold Price **$860,000** Sold Date **04-Jun-24**

Distance **0.85km**



7 KILLARA COURT SANDHURST VIC 3977

4 2 2

Sold Price **$825,000** Sold Date **14-Jun-24**

Distance **0.73km**

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

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