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	204 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	$1,390,000	&	$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,030,000	Property type	House	Suburb	Sandhurst
Period-from	01 Sep 2023	to	31 Aug 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
25 NIBLICK CIRCUIT SANDHURST VIC 3977	$1,475,000	17-Jul-24
14 LEICHHARDT COURT SANDHURST VIC 3977	$1,475,000	26-Mar-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.

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OBrien Real Estate

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25 NIBLICK CIRCUIT SANDHURST VIC 3977

5 3 2

Sold Price RS $1,475,000 Sold Date 17-Jul-24

Distance 1.13km



14 LEICHHARDT COURT SANDHURST VIC 3977

4 4 2

Sold Price $1,475,000 Sold Date 26-Mar-24

Distance 1.09km

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

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