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	5 OHARA COURT 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	$1,400,000	&	$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,050,000	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
14 LEICHHARDT COURT SANDHURST VIC 3977	$1,475,000	26-Mar-24
25 NIBLICK CIRCUIT SANDHURST VIC 3977	$1,475,000	17-Jul-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: 09 September 2024

OBrien Real Estate

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14 LEICHHARDT COURT SANDHURST VIC 3977

4 4 2

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

Distance **0.36km**



25 NIBLICK CIRCUIT SANDHURST VIC 3977

5 3 2

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

Distance **0.55km**

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

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