

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 Bitalli Place, Sandhurst, VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$849,000

&

\$895,000

Median sale price

Median price

\$1,008,500

Property Type

House

Suburb

Sandhurst (3977)

Period - From

01/10/2023

to

30/09/2024

Source

pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
17 ARWON COURT, SANDHURST VIC 3977	\$856,000	28/11/2024
20 KENSEI PLACE, SANDHURST VIC 3977	\$864,000	02/11/2024
1 MADISSON CRESCENT, CARRUM DOWNS VIC 3201	\$880,000	31/08/2024

This Statement of Information was prepared on: 19/12/2024