

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

1 MERIVALE CLOSE 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

\$1,225,000

&

\$1,325,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$982,500

Property type

House

Suburb

Sandhurst

Period-from

01 Feb 2022

to

31 Jan 2023

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

6 CRAVEN COURT SANDHURST VIC 3977	\$1,300,010	04-Sep-22
12 PARKHART CIRCLE SANDHURST VIC 3977	\$1,275,000	07-Dec-22

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: 21 February 2023



**6 CRAVEN COURT SANDHURST
VIC 3977**

 4  3  2

Sold Price

\$1,300,010

Sold Date **04-Sep-22**

Distance **0.24km**



**12 PARKHART CIRCLE SANDHURST
VIC 3977**

 4  2  2

Sold Price

^{RS} **\$1,275,000**

Sold Date **07-Dec-22**

Distance **0.58km**

RS = Recent sale

UN = Undisclosed Sale

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