

## 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

14 MASHIE TERRACE SANDHURST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jun 2021

to

31 May 2022

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

9 TULLOCH DRIVE SANDHURST VIC 3977	\$1,050,000	24-Nov-21
89 SANDHURST BOULEVARD SANDHURST VIC 3977	\$1,080,000	08-May-22
75 GREENSIDE CIRCUIT SANDHURST VIC 3977	\$1,115,000	11-Jan-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: 04 June 2022


**9 TULLOCH DRIVE SANDHURST  
VIC 3977**

 4
  2
  2

Sold Price

**\$1,050,000**

Sold Date

**24-Nov-21**

Distance

-


**89 SANDHURST BOULEVARD  
SANDHURST VIC 3977**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,080,000**

Sold Date

**08-May-22**

Distance

**0.46km**

**75 GREENSIDE CIRCUIT  
SANDHURST VIC 3977**

 4
  2
  2

Sold Price

**\$1,115,000**

Sold Date

**11-Jan-22**

Distance

**0.42km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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