

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



19 GALILEE DRIVE, SANDHURST, VIC 3977  5  -  -

Indicative Selling Price

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

Price Range: \$1,180,000 to \$1,220,000

Provided by: Justin Maher, Asset Property Sales

MEDIAN SALE PRICE



SANDHURST, VIC, 3977

Suburb Median Sale Price (House)

\$960,500

01 April 2022 to 30 September 2022

Provided by: 

COMPARABLE PROPERTIES

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.



51 GALILEE DR, SANDHURST, VIC 3977

 4  2  2

Sale Price

\$1,365,000

Sale Date: 11/04/2022

Distance from Property: 214m



17 SANDARRA BVD, SANDHURST, VIC 3977

 4  3  2

Sale Price

\$1,101,999

Sale Date: 22/06/2021

Distance from Property: 280m



45 SANDARRA BVD, SANDHURST, VIC 3977

 4  4  2

Sale Price

\$1,178,000

Sale Date: 05/06/2022

Distance from Property: 351m



This report has been compiled on 04/12/2022 by Asset Property Sales. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

19 GALILEE DRIVE, SANDHURST, VIC 3977

Indicative selling price

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Price Range:

\$1,180,000 to \$1,220,000

Median sale price

Median price

\$960,500

Property type

House

Suburb

SANDHURST

Period

01 April 2022 to 30 September 2022

Source

 pricefinder

Comparable property sales

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

51 GALILEE DR, SANDHURST, VIC 3977	\$1,365,000	11/04/2022
17 SANDARRA BVD, SANDHURST, VIC 3977	\$1,101,999	22/06/2021
45 SANDARRA BVD, SANDHURST, VIC 3977	\$1,178,000	05/06/2022

This Statement of Information was prepared on:

04/12/2022