

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 19 GALILEE DRIVE, SANDHURST, VIC 3977 🕮 5 🕒 - 😂 -

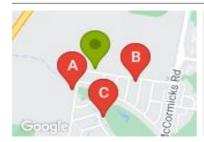
#### **Indicative Selling Price**

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

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

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: **pricefinder** 

## **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







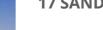
Sale Price

\$1,365,000

Sale Date: 11/04/2022

Distance from Property: 214m





17 SANDARRA BVD, SANDHURST, VIC 3977









\$1,101,999

Sale Date: 22/06/2021

Distance from Property: 280m





45 SANDARRA BVD, SANDHURST, VIC 3977







Sale Price

\$1,178,000

Sale Date: 05/06/2022

Distance from Property: 351m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

<b>Instructions</b> : 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

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

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

