

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

6 PENLEY LANE 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

\$720,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,018,750

Property type

House

Suburb

Sandhurst

Period-from

01 May 2022

to

30 Apr 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

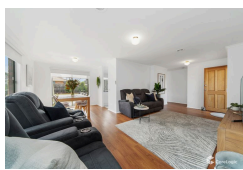
Date of sale

21 ROCKLEA CRESCENT SKYE VIC 3977	\$707,500	11-Apr-23
19 WOTAN WAY SANDHURST VIC 3977	\$740,000	16-Feb-23
19 ST JOHNS WOOD SKYE VIC 3977	\$700,000	11-Apr-23

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: 10 May 2023


21 ROCKLEA CRESCENT SKYE VIC 3977

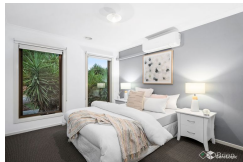
Sold Price

^{RS}
\$707,500

Sold Date

11-Apr-23


Distance

1.04km

19 WOTAN WAY SANDHURST VIC 3977

Sold Price

\$740,000

Sold Date

16-Feb-23


Distance

1.12km

19 ST JOHNS WOOD SKYE VIC 3977

Sold Price

^{RS}
\$700,000

Sold Date

11-Apr-23


Distance

1.1km
RS = Recent sale

UN = Undisclosed Sale

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