

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 Daintree Drive 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

\$649,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Sandhurst

Period-from

01 May 2019

to

30 Apr 2020

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

8 Wodalla Circuit Sandhurst VIC 3977	\$675,000	18-Nov-19
8 Kensei Place Sandhurst VIC 3977	\$690,000	20-Nov-19
99 Sandhurst Boulevard Sandhurst VIC 3977	\$700,000	21-Sep-19

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: 16 May 2020


8 Wodalla Circuit Sandhurst VIC 3977

Sold Price

\$675,000

Sold Date

18-Nov-19


4



2



2

Distance

0.69km

8 Kensei Place Sandhurst VIC 3977

Sold Price

\$690,000

Sold Date

20-Nov-19


4



2



2

Distance

0.72km

99 Sandhurst Boulevard Sandhurst VIC 3977

Sold Price

\$700,000

Sold Date

21-Sep-19


4



2



2

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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