

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

2 MACARTHUR CLOSE 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Sandhurst

Period-from

01 May 2021

to

30 Apr 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

12 WARREGO CIRCUIT SANDHURST VIC 3977	\$810,000	24-Jan-22
16 TORRENS TERRACE SANDHURST VIC 3977	\$805,000	02-May-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: 17 May 2022



**12 WARREGO CIRCUIT
SANDHURST VIC 3977**

 4  2  2

Sold Price **\$810,000** Sold Date **24-Jan-22**

Distance **0.83km**



**16 TORRENS TERRACE
SANDHURST VIC 3977**

 4  2  2

Sold Price ^{RS} **\$805,000** Sold Date **02-May-22**

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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