

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

69 Sandarra Boulevard 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

\$679,000

&

\$729,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$804,000

Property type

House

Suburb

Sandhurst

Period-from

01 Sep 2018

to

31 Aug 2019

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

40 Malua Circuit Sandhurst VIC 3977	\$654,000	12-Sep-19
23 Merriwee Chase Sandhurst VIC 3977	\$790,000	10-Apr-19
27 Malua Circuit Sandhurst VIC 3977	\$650,000	13-Apr-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: 30 September 2019



40 Malua Circuit Sandhurst VIC 3977

4 2 2

Sold Price

RS

\$654,000

Sold Date

12-Sep-19

Distance

0.3km



23 Merriwee Chase Sandhurst VIC 3977

4 2 2

Sold Price

\$790,000

Sold Date

10-Apr-19

Distance

0.32km



27 Malua Circuit Sandhurst VIC 3977

4 2 2

Sold Price

\$650,000

Sold Date

13-Apr-19

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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