

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

7 PARKHART CIRCLE 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

\$1,100,000

&

\$1,200,000

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

31 LAKESIDE DRIVE SANDHURST VIC 3977	\$1,100,050	11-Apr-23
19 COMMONWEALTH TERRACE SANDHURST VIC 3977	\$1,150,000	03-Apr-23
41 NIBLICK CIRCUIT SANDHURST VIC 3977	\$1,182,000	21-Mar-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: 06 May 2023



31 LAKESIDE DRIVE SANDHURST VIC 3977

4 3 2

Sold Price

^{RS} \$1,100,050

Sold Date

11-Apr-23

Distance

0.16km



19 COMMONWEALTH TERRACE SANDHURST VIC 3977

3 2 3

Sold Price

^{RS} \$1,150,000

Sold Date

03-Apr-23

Distance

0.73km



41 NIBLICK CIRCUIT SANDHURST VIC 3977

4 2 2

Sold Price

^{RS} \$1,182,000

Sold Date

21-Mar-23

Distance

0.28km



10 NIBLICK CIRCUIT SANDHURST VIC 3977

4 2 2

Sold Price

^{RS} \$1,200,000

Sold Date

21-Feb-23

Distance

0.24km



77 GREENSIDE CIRCUIT SANDHURST VIC 3977

4 3 2

Sold Price

^{RS} \$1,190,000

Sold Date

11-Apr-23

Distance

0.62km



19 GALILEE DRIVE SANDHURST VIC 3977

6 2 2

Sold Price

\$1,120,000

Sold Date

20-Jan-23

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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