

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 Flynn Terrace 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Sandhurst

Period-from

01 Mar 2019

to

29 Feb 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 Barton Drive Sandhurst VIC 3977	\$1,070,000	18-Dec-19
6 River Gum Place Sandhurst VIC 3977	\$950,000	13-Dec-19
7 Sweet Gum Place Sandhurst VIC 3977	\$890,000	06-Feb-20

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: 03 March 2020



8 Barton Drive Sandhurst VIC 3977 Sold Price **\$1,070,000** Sold Date **18-Dec-19**

4 2 2

Distance **0.14km**



6 River Gum Place Sandhurst VIC 3977 Sold Price **\$950,000** Sold Date **13-Dec-19**

4 2 2

Distance **0.35km**



7 Sweet Gum Place Sandhurst VIC 3977 Sold Price **\$890,000** Sold Date **06-Feb-20**

4 2 2

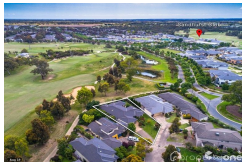
Distance **0.47km**



9 Galilee Drive Sandhurst VIC 3977 Sold Price **\$865,000** Sold Date **28-Nov-19**

4 2 2

Distance **0.73km**



18 Mashie Terrace Sandhurst VIC 3977 Sold Price **\$890,000** Sold Date **08-May-19**

4 2 2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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