

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

1 Beldale Court 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

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sandhurst

Period-from

01 Dec 2019

to

30 Nov 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

6 Sandarra Boulevard Sandhurst VIC 3977	\$670,000	13-Jul-20
15 Merriwee Chase Sandhurst VIC 3977	\$713,000	21-Jul-20
24 Torrens Terrace Sandhurst VIC 3977	\$705,000	03-Aug-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: 17 December 2020



6 Sandarra Boulevard Sandhurst VIC 3977

 3  2  2

Sold Price **\$670,000** Sold Date **13-Jul-20**

Distance **0.16km**



15 Merriwee Chase Sandhurst VIC 3977

 4  2  2

Sold Price **\$713,000** Sold Date **21-Jul-20**

Distance **0.41km**



24 Torrens Terrace Sandhurst VIC 3977

 3  2  2

Sold Price **\$705,000** Sold Date **03-Aug-20**

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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