

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 Daintree Drive 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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Sandhurst

Period-from

01 Apr 2020

to

31 Mar 2021

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 Leichhardt Court Sandhurst VIC 3977	\$1,150,000	23-Feb-21
19 Niblick Circuit Sandhurst VIC 3977	\$1,240,000	07-Apr-21

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: 27 April 2021



12 Leichhardt Court Sandhurst VIC 3977

Sold Price

^{RS}

\$1,150,000

Sold Date

23-Feb-21



4



2



2

Distance

0.85km



19 Niblick Circuit Sandhurst VIC 3977

Sold Price

^{RS}

\$1,240,000

Sold Date

07-Apr-21



4



2



2

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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