

## 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 KILLARA COURT SANDHURST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,045,000

&

\$1,145,000

### 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 19 COMMONWEALTH TERRACE SANDHURST VIC 3977 | \$1,150,000 | 03-Apr-23 |
| 31 LAKESIDE DRIVE SANDHURST VIC 3977       | \$1,100,050 | 11-Apr-23 |
| 4 FEATHERY GROVE SANDHURST VIC 3977        | \$1,075,000 | 13-Dec-22 |

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



**19 COMMONWEALTH TERRACE  
SANDHURST VIC 3977**

 3  2  3

Sold Price

<sup>RS</sup>

**\$1,150,000**

Sold Date

**03-Apr-23**

Distance

**0.41km**



**31 LAKESIDE DRIVE SANDHURST  
VIC 3977**

 4  3  2

Sold Price

<sup>RS</sup>

**\$1,100,050**

Sold Date

**11-Apr-23**

Distance

**0.89km**



**4 FEATHERY GROVE SANDHURST  
VIC 3977**

 4  2  2

Sold Price

**\$1,075,000**

Sold Date

**13-Dec-22**

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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