

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

3 TARCOOLA WAY 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

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$976,500

Property type

House

Suburb

Sandhurst

Period-from

01 Jan 2022

to

31 Dec 2022

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

26 ETHEREAL WAY SANDHURST VIC 3977	\$915,000	21-Oct-22
34 SANDARRA BOULEVARD SANDHURST VIC 3977	\$912,000	20-Sep-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: 21 January 2023


**26 ETHEREAL WAY SANDHURST
VIC 3977**
 4  2  2

Sold Price

\$915,000

Sold Date

21-Oct-22

Distance

0.3km

**34 SANDARRA BOULEVARD
SANDHURST VIC 3977**
 4  2  2

Sold Price

\$912,000

Sold Date

20-Sep-22

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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