

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

37 WATERSIDE CIRCUIT 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Sandhurst

Period-from

01 Apr 2023

to

31 Mar 2024

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

147 SANDHURST BOULEVARD SANDHURST VIC 3977	\$950,000	05-Dec-23
69 SANDARRA BOULEVARD SANDHURST VIC 3977	\$978,000	11-Nov-23
21 TULLOCH DRIVE SANDHURST VIC 3977	\$940,000	08-Dec-23

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: 24 April 2024



**147 SANDHURST BOULEVARD
SANDHURST VIC 3977**

3 2 2

Sold Price

\$950,000

Sold Date **05-Dec-23**

Distance

0.79km



**69 SANDARRA BOULEVARD
SANDHURST VIC 3977**

3 2 2

Sold Price

\$978,000

Sold Date **11-Nov-23**

Distance

1.46km



**21 TULLOCH DRIVE SANDHURST
VIC 3977**

3 2 2

Sold Price

\$940,000

Sold Date **08-Dec-23**

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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