

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

6 MALUA 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

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$972,500

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

7 TARCOOLA WAY SANDHURST VIC 3977	\$815,000	28-Sep-22
20 TARCOOLA WAY SANDHURST VIC 3977	\$890,000	06-Aug-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: 16 January 2023


**7 TARCOOLA WAY SANDHURST
VIC 3977**

Sold Price

\$815,000

Sold Date

28-Sep-22


4



2



2

Distance

0.09km

**20 TARCOOLA WAY SANDHURST
VIC 3977**

Sold Price

\$890,000

Sold Date

06-Aug-22


4



2



2

Distance

0.14km
RS = Recent sale

UN = Undisclosed Sale

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