

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

7 Sweet Gum Place 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

\$849,000

&

\$899,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jan 2019

to

31 Dec 2019

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

8 Barton Drive Sandhurst VIC 3977	\$1,070,000	19-Dec-19
9 Deakin Place Sandhurst VIC 3977	\$815,000	06-Aug-19
157 Sandhurst Boulevard Sandhurst VIC 3977	\$850,000	10-Sep-19

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: 03 January 2020



8 Barton Drive Sandhurst VIC 3977 Sold Price ^{RS} **\$1,070,000** Sold Date **19-Dec-19**

 4  2  2

Distance **0.33km**



9 Deakin Place Sandhurst VIC 3977 Sold Price **\$815,000** Sold Date **06-Aug-19**

 4  2  2

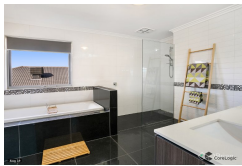
Distance **0.46km**



157 Sandhurst Boulevard Sandhurst VIC 3977 Sold Price **\$850,000** Sold Date **10-Sep-19**

 4  2  2

Distance **0.65km**



30 Nagle Drive Sandhurst VIC 3977 Sold Price ^{RS} **\$870,000** Sold Date **23-Oct-19**

 4  2  2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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