

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

19/2 Barton Drive, Sandhurst Vic 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$630,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Sandhurst

Period - From

01/10/2018

to

30/09/2019

Source

REIV

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 six 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
1	40 Malua Cirt SANDHURST 3977	\$654,000	12/09/2019
2	3 Madisson Cr CARRUM DOWNS 3201	\$630,000	05/09/2019
3	51 Rangeview Dr SKYE 3977	\$621,000	12/11/2019

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 six months.~~

This Statement of Information was prepared on:

15/12/2019 11:01



Property Type: Strata Unit/Flat

Land Size: 417 sqm approx

Agent Comments

Indicative Selling Price

\$630,000

Median House Price

Year ending September 2019: \$750,000

Comparable Properties



40 Malua Cirt SANDHURST 3977 (REI/VG)

Agent Comments



Price: \$654,000

Method: Private Sale

Date: 12/09/2019

Rooms: 6

Property Type: House

Land Size: 448 sqm approx



3 Madisson Cr CARRUM DOWNS 3201 (REI/VG)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 05/09/2019

Rooms: 6

Property Type: House

Land Size: 567 sqm approx



51 Rangeview Dr SKYE 3977 (REI)

Agent Comments



Price: \$621,000

Method: Private Sale

Date: 12/11/2019

Property Type: House

Land Size: 700 sqm approx