

## 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

23 WODALLA CIRCUIT SANDHURST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$1,075,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jun 2023

to

31 May 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

12 BELDALE COURT SANDHURST VIC 3977	\$880,000	11-Feb-24
1 KENSEI PLACE SANDHURST VIC 3977	\$870,000	04-Feb-24
3 ARWON COURT SANDHURST VIC 3977	\$871,000	23-Mar-24

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: 04 June 2024

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**12 BELDALE COURT SANDHURST  
VIC 3977**

Sold Price **\$880,000** Sold Date **11-Feb-24**

4 2 2

Distance **0.08km**



**1 KENSEI PLACE SANDHURST VIC  
3977**

Sold Price **\$870,000** Sold Date **04-Feb-24**

4 2 2

Distance **0.38km**



**3 ARWON COURT SANDHURST VIC  
3977**

Sold Price <sup>RS</sup> **\$871,000** Sold Date **23-Mar-24**

4 2 2

Distance **0.56km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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