

## 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

201 SANDHURST BOULEVARD 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

\$880,000

&

\$949,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,006,750

Property type

House

Suburb

Sandhurst

Period-from

01 Oct 2023

to

30 Sep 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 61 WARREGO CIRCUIT SANDHURST VIC 3977      | \$1,050,000 | 17-May-24 |
| 156 SANDHURST BOULEVARD SANDHURST VIC 3977 | \$1,010,000 | 15-May-24 |
| 53 NIBLICK CIRCUIT SANDHURST VIC 3977      | \$1,040,000 | 18-Jul-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: 21 October 2024

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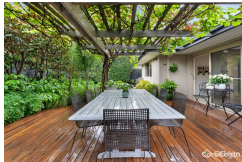


**61 WARREGO CIRCUIT  
SANDHURST VIC 3977**

4 2 2

Sold Price **\$1,050,000** Sold Date **17-May-24**

Distance **0.25km**



**156 SANDHURST BOULEVARD  
SANDHURST VIC 3977**

4 2 2

Sold Price **\$1,010,000** Sold Date **15-May-24**

Distance **0.35km**



**53 NIBLICK CIRCUIT SANDHURST  
VIC 3977**

4 2 2

Sold Price **\$1,040,000** Sold Date **18-Jul-24**

Distance **1.15km**

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

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