

## 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

90 SANDHURST BOULEVARD SANDHURST VIC 3977

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$970,000

&

\$1,060,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Sandhurst

Period-from

01 May 2021

to

30 Apr 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

1 BARTON DRIVE SANDHURST VIC 3977	\$1,010,000	03-Apr-22
13 VERDANT AVENUE SANDHURST VIC 3977	\$1,065,000	22-Nov-21
9 VERDANT AVENUE SANDHURST VIC 3977	\$1,065,000	29-Nov-21

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: 05 May 2022


**1 BARTON DRIVE SANDHURST VIC 3977**

Sold Price <sup>RS</sup> **\$1,010,000** <sup>UN</sup> Sold Date **03-Apr-22**
 4  2  2

Distance **1.12km**

**13 VERDANT AVENUE SANDHURST VIC 3977**

Sold Price **\$1,065,000** Sold Date **22-Nov-21**
 4  2  2

Distance **0.41km**

**9 VERDANT AVENUE SANDHURST VIC 3977**

Sold Price Sold Date **29-Nov-21**
 4  2  2

Distance **0.41km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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