

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

4 SANDARRA BOULEVARD 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Sandhurst

Period-from

01 Oct 2021

to

30 Sep 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

4 WOTAN WAY SANDHURST VIC 3977	\$870,000	07-May-22
48 SANDARRA BOULEVARD SANDHURST VIC 3977	\$881,000	27-Jun-22
7 RIVETTE WAY SANDHURST VIC 3977	\$916,000	09-Jul-22

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 October 2022


4 WOTAN WAY SANDHURST VIC 3977
 3  2  2

Sold Price

\$870,000

Sold Date **07-May-22**

Distance **0.27km**

48 SANDARRA BOULEVARD SANDHURST VIC 3977
 3  2  2

Sold Price

\$881,000

Sold Date **27-Jun-22**

Distance **0.36km**

7 RIVETTE WAY SANDHURST VIC 3977
 3  2  2

Sold Price

^{RS} **\$916,000**

Sold Date **09-Jul-22**

Distance **0.64km**
RS = Recent sale

UN = Undisclosed Sale

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