

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

7 Mawson Walk 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

\$850,000

&

\$899,950

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jan 2019

to

31 Dec 2019

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 Merivale Close Sandhurst VIC 3977	\$935,000	08-Dec-19
3 Killara Court Sandhurst VIC 3977	\$855,000	12-Aug-19
30 Nagle Drive Sandhurst VIC 3977	\$870,000	30-Sep-19

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.~~

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1 Merivale Close Sandhurst VIC 3977

4 3 2

Sold Price ^{RS} **\$935,000** Sold Date **08-Dec-19**

Distance **0.87km**



3 Killara Court Sandhurst VIC 3977

4 2 2

Sold Price **\$855,000** Sold Date **12-Aug-19**

Distance **1.01km**



30 Nagle Drive Sandhurst VIC 3977

4 2 2

Sold Price **\$870,000** Sold Date **30-Sep-19**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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