

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

1 BARTON DRIVE 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

\$940,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Sandhurst

Period-from

01 Mar 2021

to

28 Feb 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 FERRIER CLOSE SANDHURST VIC 3977	\$965,000	22-Oct-21
17 SPENCE TERRACE SANDHURST VIC 3977	\$1,010,000	08-Mar-22
13 VERDANT AVENUE SANDHURST VIC 3977	\$1,065,000	22-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: 21 March 2022



4 FERRIER CLOSE SANDHURST VIC 3977 Sold Price **\$965,000** Sold Date **22-Oct-21**

 4  2  2

Distance **0.94km**



17 SPENCE TERRACE SANDHURST VIC 3977 Sold Price ^{RS} **\$1,010,000** Sold Date **08-Mar-22**

 4  2  2

Distance **0.27km**



13 VERDANT AVENUE SANDHURST VIC 3977 Sold Price **\$1,065,000** Sold Date **22-Nov-21**

 4  2  2

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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