

## 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

56 Warrego Circuit 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

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jan 2021

to

31 Dec 2021

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

8 Wills Court Sandhurst VIC 3977	\$1,200,000	23-Aug-21
21 Niblick Circuit Sandhurst VIC 3977	\$1,230,000	13-Aug-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: 24 January 2022


**8 Wills Court Sandhurst VIC 3977**

Sold Price

**\$1,200,000**

Sold Date

**23-Aug-21**


4



3



2

Distance

**1.15km**

**21 Niblick Circuit Sandhurst VIC 3977**

Sold Price

**\$1,230,000**

Sold Date

**13-Aug-21**


4



3



2

Distance

**1.27km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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