

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

36 MALUA CIRCUIT 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

\$740,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,014,000

Property type

House

Suburb

Sandhurst

Period-from

01 Dec 2022

to

30 Nov 2023

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

13 ETHEREAL WAY SANDHURST VIC 3977	\$881,500	30-Aug-23
6 GALILEE DRIVE SANDHURST VIC 3977	\$855,000	21-Aug-23
44 MALUA CIRCUIT SANDHURST VIC 3977	\$810,000	07-Sep-23

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: 09 December 2023



**13 ETHEREAL WAY SANDHURST
VIC 3977**

Sold Price

\$881,500

Sold Date **30-Aug-23**

 4  2  2

Distance **0.5km**



**6 GALILEE DRIVE SANDHURST VIC
3977**

Sold Price

\$855,000

Sold Date **21-Aug-23**

 4  2  2

Distance **0.53km**



**44 MALUA CIRCUIT SANDHURST
VIC 3977**

Sold Price

\$810,000

Sold Date **07-Sep-23**

 4  2  2

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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