

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

2 Torres Parade 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Sandhurst

Period-from

01 Sep 2019

to

31 Aug 2020

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

19 Waterside Circuit Sandhurst VIC 3977	\$810,000	24-Jul-20
5 Kelly Terrace Sandhurst VIC 3977	\$825,000	17-Jun-20

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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19 Waterside Circuit Sandhurst VIC 3977

Sold Price

\$810,000

Sold Date

24-Jul-20

4 2 2

Distance

0.54km



5 Kelly Terrace Sandhurst VIC 3977

Sold Price

\$825,000

Sold Date

17-Jun-20

5 2 3

Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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