

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

8 MERRIWEE CHASE 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

\$1,160,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Sandhurst

Period-from

01 Jun 2024

to

31 May 2025

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

5 BITALLI PLACE SANDHURST VIC 3977	\$1,160,000	03-Mar-25
1 BARTON DRIVE SANDHURST VIC 3977	\$1,125,000	28-Mar-25
9 KELLY TERRACE SANDHURST VIC 3977	\$1,100,000	31-May-25

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: 13 June 2025



5 BITALLI PLACE SANDHURST VIC 3977

Sold Price

\$1,160,000

Sold Date

03-Mar-25

4

2

2

Distance

0km



1 BARTON DRIVE SANDHURST VIC 3977

Sold Price

\$1,125,000

Sold Date

28-Mar-25

4

2

2

Distance

0.77km



9 KELLY TERRACE SANDHURST VIC 3977

Sold Price

^{RS}\$1,100,000

Sold Date

31-May-25

4

2

2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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