

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 FERRIER CLOSE 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,014,000

Property type

House

Suburb

Sandhurst

Period-from

01 Oct 2022

to

30 Sep 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

9 TULLOCH DRIVE SANDHURST VIC 3977	\$1,190,000	20-Aug-23
8 COROWA PLACE SANDHURST VIC 3977	\$1,120,000	18-May-23
17 FERRIER CLOSE SANDHURST VIC 3977	\$1,090,000	20-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: 31 October 2023


**9 TULLOCH DRIVE SANDHURST
VIC 3977**
 3  2  2

Sold Price

^{RS}
\$1,190,000

Sold Date **20-Aug-23**

Distance

1.06km

**8 COROWA PLACE SANDHURST
VIC 3977**
 4  3  2

Sold Price

\$1,120,000

Sold Date **18-May-23**

Distance

0.65km

**17 FERRIER CLOSE SANDHURST
VIC 3977**
 4  2  2

Sold Price

^{RS}
\$1,090,000

Sold Date **20-Sep-23**

Distance

0.05km
RS = Recent sale

UN = Undisclosed Sale

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