

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 PEMBERTON LANE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

House

Suburb

Sandhurst

Period-from

01 Apr 2023

to

31 Mar 2024

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 FLINDERS CHASE SANDHURST VIC 3977	\$850,000	09-Mar-24
3 VIEWMOUNT PLACE SANDHURST VIC 3977	\$880,000	08-Feb-24
20 BARRINGTON CHASE SANDHURST VIC 3977	\$830,000	25-Mar-24

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: 20 April 2024



8 FLINDERS CHASE SANDHURST VIC 3977

 4  2  2

Sold Price

^{RS} **\$850,000**

Sold Date

09-Mar-24

Distance

0.53km



3 VIEWMOUNT PLACE SANDHURST VIC 3977

 3  2  2

Sold Price

^{RS} **\$880,000**

Sold Date

08-Feb-24

Distance

0.68km



20 BARRINGTON CHASE SANDHURST VIC 3977

 4  2  2

Sold Price

^{RS} **\$830,000**

Sold Date

25-Mar-24

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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