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<br>Including suburb and postcode | 8 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 | $1,300,000 | & | $1,420,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,002,500 | Property type | House | Suburb | Sandhurst |
| Period-from | 01 Jan 2024 | to | 31 Dec 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 |
|---|---|---|
| 25 NIBLICK CIRCUIT SANDHURST VIC 3977 | $1,475,000 | 17-Jul-24 |
| 204 SANDHURST BOULEVARD SANDHURST VIC 3977 | $1,422,000 | 22-Sep-24 |
| 5 OHARA COURT SANDHURST VIC 3977 | $1,400,000 | 18-Sep-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: 11 January 2025

OBrien Real Estate

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**25 NIBLICK CIRCUIT SANDHURST VIC 3977**

5 3 2

Sold Price RS $1,475,000 Sold Date 17-Jul-24

Distance 0.39km



**204 SANDHURST BOULEVARD SANDHURST VIC 3977**

3 4 3

Sold Price $1,422,000 Sold Date 22-Sep-24

Distance 0.83km



**5 OHARA COURT SANDHURST VIC 3977**

4 2 3

Sold Price RS $1,400,000 Sold Date 18-Sep-24

Distance 0.16km

**RS** = Recent sale **UN** = Undisclosed Sale

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