

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

12 LEICHHARDT COURT 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$998,500

Property type

House

Suburb

Sandhurst

Period-from

01 Nov 2023

to

31 Oct 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
5 OHARA COURT SANDHURST VIC 3977	\$1,400,000	18-Sep-24
204 SANDHURST BOULEVARD SANDHURST VIC 3977	\$1,422,000	22-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: 09 November 2024

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**25 NIBLICK CIRCUIT SANDHURST
VIC 3977**

Sold Price

^{RS}

\$1,475,000

Sold Date

17-Jul-24



5



3



2

Distance

0.69km



**5 OHARA COURT SANDHURST VIC
3977**

Sold Price

^{RS}

\$1,400,000

Sold Date

18-Sep-24



4



2



3

Distance

0.34km



**204 SANDHURST BOULEVARD
SANDHURST VIC 3977**

Sold Price

^{RS}

\$1,422,000

Sold Date

22-Sep-24



4



4



3

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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