

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

6 MASHIE TERRACE 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

\$1,480,000

&

\$1,540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,002,500

Property type

House

Suburb

Sandhurst

Period-from

01 Apr 2024

to

31 Mar 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

7 WHITEWATER COURT SANDHURST VIC 3977	\$1,505,000	13-Mar-25
5 BASS COURT SANDHURST VIC 3977	\$1,480,000	02-Apr-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: 19 April 2025

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7 WHITEWATER COURT SANDHURST VIC 3977

 6  4  2

Sold Price **\$1,505,000** Sold Date **13-Mar-25**

Distance **0.45km**



5 BASS COURT SANDHURST VIC 3977

 4  3  2

Sold Price ^{RS} **\$1,480,000** Sold Date **02-Apr-25**

Distance **0.09km**

RS = Recent sale

UN = Undisclosed Sale

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